



Cumberland Street, £350,000

- Loft Room
- Turn Key Ready for Investors
- NO CHAIN
- Sought After Location
- Downstairs WC and Ensuite WC
- EPC Rating: D



3 1 2



About the property

Located in a very sought after area of Cardiff, is this three-bedroom mid-terrace property that makes a PERFECT Investment Property/HMO Opportunity or a Family home! Just walking distance from Canton's High Street that benefits from shops, restaurants, pubs and public transport links, this property is also within close proximity to Cardiff City Centre that houses all amenities and attractions as well as the Capital Retail Park and Cardiff City Stadium! Local train stations nearby are Ninian Park and Cardiff Central. Internally the property comprises entrance hallway, open plan lounge/sitting area and kitchen. To the first floor are three bedrooms and a family bathroom. To the rear of the property is an enclosed low maintenance garden. To the front of the property is on street permit parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk

Accommodation

Entrance Hallway

Lounge

17' 1" max into bay x 11' 3" max (5.21m max into bay x 3.43m max)

2nd Reception Room

7' 2" x 9' 2" (2.18m x 2.79m)

Downstairs Wc

Open Plan Kitchen/Dining Room

24' 1" x 9' 8" (7.34m x 2.95m)



Landing

Landing

Master Bedroom

10' 6" x 14' 8" max (3.20m x 4.47m max)

Loft Room/Bedroom Four

13' 8" max x 14' max (4.17m max x 4.27m max)

Restricted Head Height

Bedroom Two

11' 5" x 8' 10" max (3.48m x 2.69m max)

Ensuite Wc

Bedroom Three

14' 3" max x 9' 9" (4.34m max x 2.97m)

Rear Garden

Bathroom

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let