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*Lower Cathedral Road*

RIVERSIDE



*An excellent opportunity for investors seeking a high-potential Airbnb property in Cardiff city centre. Boasting impressive city views and located just moments from Cardiff's top attractions, dining, and entertainment.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

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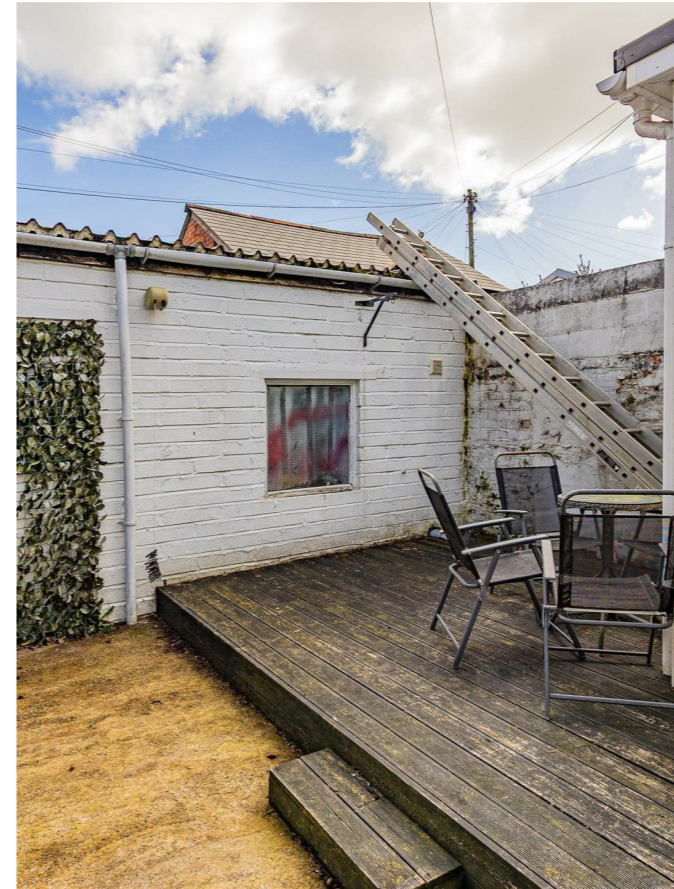


Comments by the Homeowner

## Lower Cathedral Road, Riverside



Total Area: 194.0 m<sup>2</sup> ... 2088 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



# Lower Cathedral

Riverside, Cardiff, CF11 6LW

Guide Price

£450,000



4 Bedroom(s)



3 Bathroom(s)



2088.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Situated in the vibrant area of Lower Cathedral Road in Riverside, Cardiff, this impressive property offers a fantastic opportunity for investors and families alike. The home features four generously sized bedrooms, each designed with comfort and privacy in mind.

The property benefits from a modern and welcoming reception room, ideal for both entertaining guests and relaxing with family. Its well-thought-out layout maximises space and functionality throughout. To the rear, a courtyard off the kitchen provides a low-maintenance outdoor area.

A standout feature is the commercial unit positioned at the front of the property, which could easily be converted into a second reception room. The commercial unit previously generated an income of £700 per calendar month.

Whether you are searching for a spacious home in a sought-after location or a property with strong income potential, this Lower Cathedral Road residence presents an excellent opportunity and is sure to attract a wide range of buyers.



**Commercial Space 13'2 x 23'2 (4.01m x 7.06m)**

Currently achieving £700pcm.

**Basement 10'10 x 15'5 (3.30m x 4.70m)**

**Bathroom 9'9 x 4'5 (2.97m x 1.35m)**

**Residential / Air B&B**

**Entrance Hallway**

**Lounge / Kitchen 16'9 x 27'7 (5.11m x 8.41m)**

**Utility Room**

**Garden**

Low Maintenance Courtyard

**Bedroom 1 16'9 x 10'11 (5.11m x 3.33m)**

**Bedroom 2 11 x 11'8 (3.35m x 3.56m)**

**Bedroom 3 9'6 x 8'9 (2.90m x 2.67m)**

**Bathroom 5'6 x 11'2 (1.68m x 3.40m)**

**Bedroom 4 16'7 x 24 (5.05m x 7.32m)**

**En-Suite**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

