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CARDIFF VALE CAERPHILLY BRISTOL





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

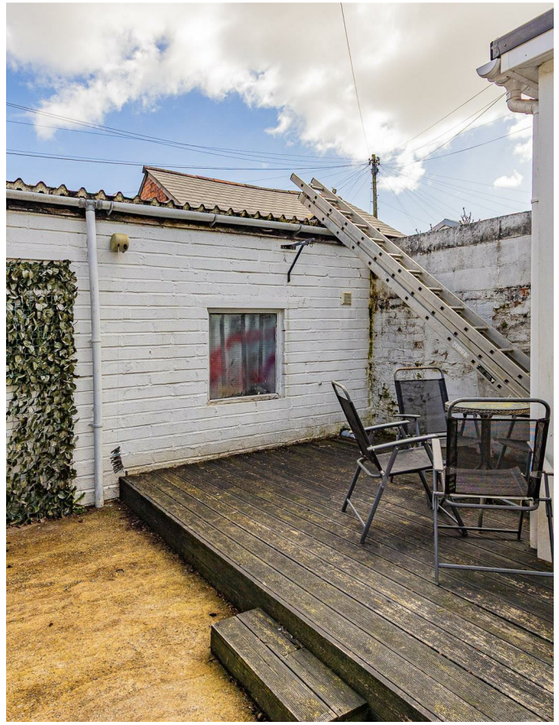


Total Area: 194.0 m² ... 2088 ft²

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

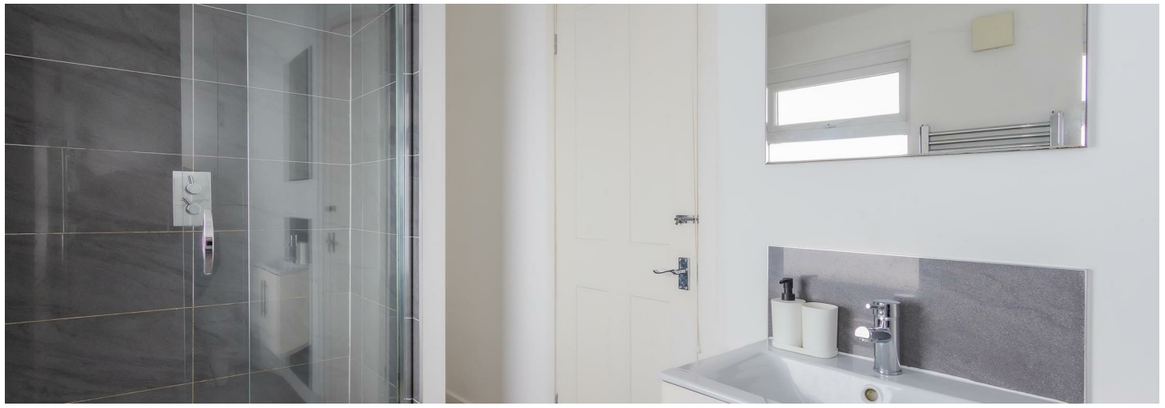
Situated in the vibrant area of Lower Cathedral Road in Riverside, Cardiff, this impressive property offers a fantastic opportunity for investors and families alike. The home features four generously sized bedrooms, each designed with comfort and privacy in mind.

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 with separate access. This 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)

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)

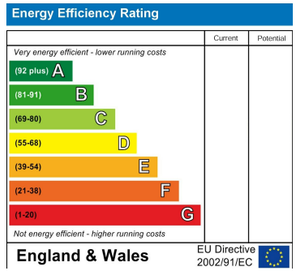
En-Suite










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



