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*Fitzhamon Embankment*

RIVERSIDE

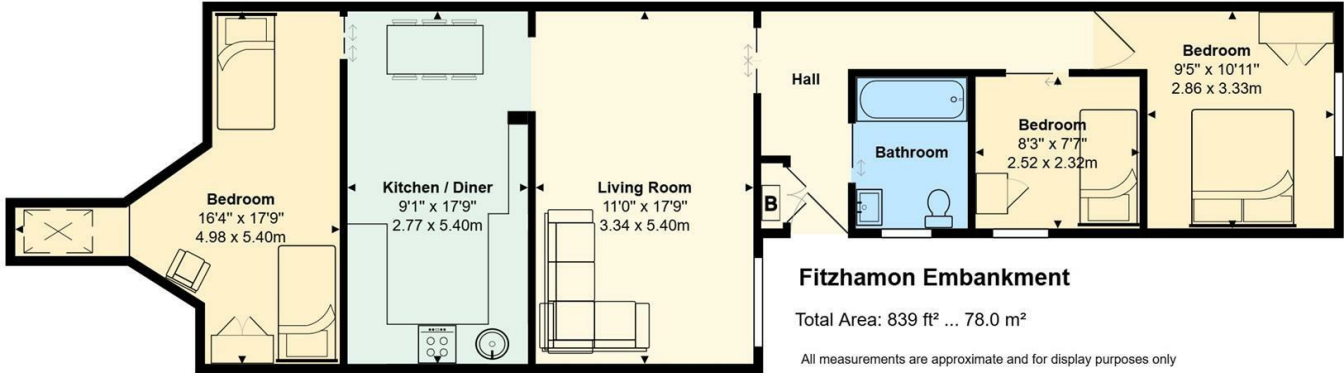


Comments by Mrs Ruby Ledley



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

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Comments by the Homeowner



# Fitzhamon

*Riverside, Cardiff, CF11 6AN*

Offers In Excess Of

**£250,000**



3 Bedroom(s)



1 Bathroom(s)



839.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Located along the Fitzhamon Embankment in Cardiff, this charming garden apartment presents an exceptional opportunity for both homebuyers and investors alike. With its prime location in the city centre, residents will enjoy easy access to a vibrant array of shops, restaurants, and cultural attractions, making it an ideal choice for those who appreciate urban living.

The property boasts three well-proportioned bedrooms. Open plan living is a standout feature, creating a welcoming environment that is perfect for entertaining guests or enjoying more space. The layout allows for a seamless flow between the living and dining spaces, enhancing the overall sense of space and light.

Recently refurbished throughout, this apartment combines modern aesthetics with practical living. The attention to detail in the renovations ensures that the property is not only visually appealing but also functional for everyday life.

This property is not just a home, it is also a promising investment opportunity. With the growing demand for rental properties in Cardiff, this house could serve as a lucrative addition to any property portfolio. Whether you are looking to settle down in a vibrant city or seeking a sound investment, this house on Fitzhamon Embankment is a remarkable choice.

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|                                                                                                        |             |
|--------------------------------------------------------------------------------------------------------|-------------|
| Entrance Hallway                                                                                       | Ground Rent |
| Living Room 11 x 17'9 (3.35m x 5.41m)                                                                  | TBC         |
| Kitchen / Diner 9'1 x 17'9 (2.77m x 5.41m)                                                             |             |
| Bedroom 1                                                                                              |             |
| Bedroom 2 9'5 x 10'11 (2.87m x 3.33m)                                                                  |             |
| Bedroom 3 8'3 x 7'7 (2.51m x 2.31m)                                                                    |             |
| Bathroom                                                                                               |             |
| Council Tax                                                                                            |             |
| Band C                                                                                                 |             |
| EPC                                                                                                    |             |
| Tenure                                                                                                 |             |
| We are advised that this apartment is leasehold. This is to be confirmed by your legal representative. |             |
| Service Charge                                                                                         |             |
| £600 per annum                                                                                         |             |





| 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 |         |                                                                                                                |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

