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CARDIFF VALE CAERPHILLY BRISTOL



Fitzhamon Embankment

RIVERSIDE



Comments by Mrs Ruby Ledley

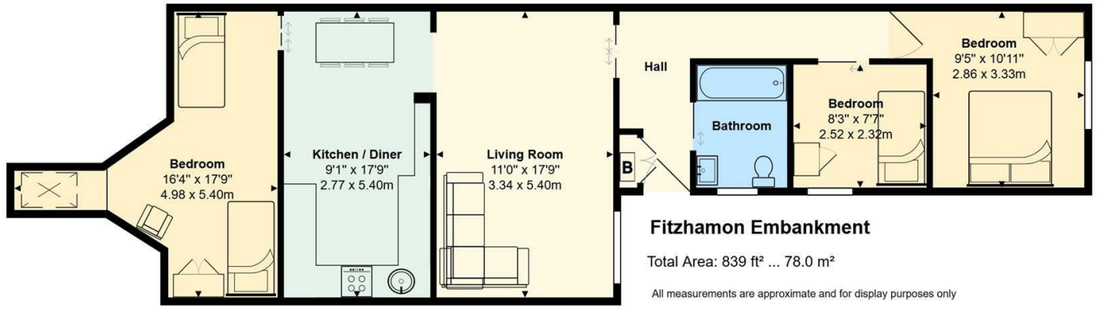


Property Specialist

Mrs Ruby Ledley

Valuer

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Fitzhamon Embankment

Total Area: 839 ft² ... 78.0 m²

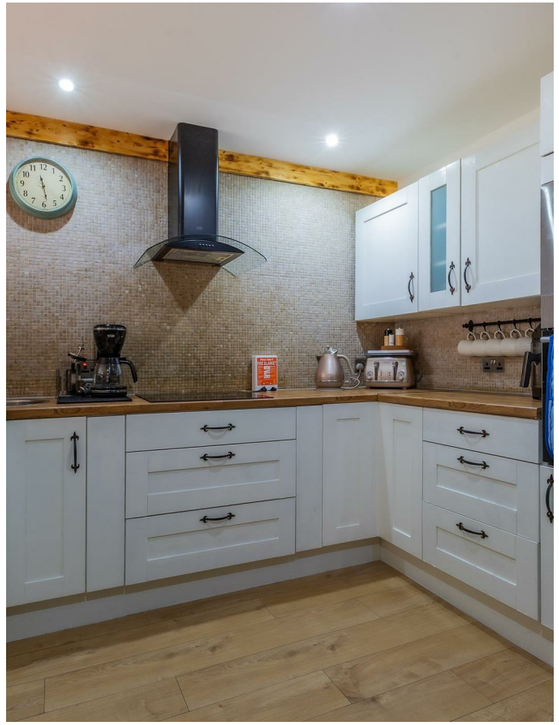
All measurements are approximate and for display purposes only

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.





Entrance Hallway

Living Room 11 x 17'9 (3.35m x 5.41m)

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

Ground Rent

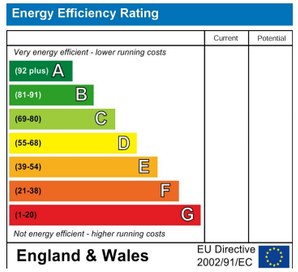
TBC










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



