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CARDIFF

VALE

CAERPHILLY

BRISTOL



Cathedral Road

RIVERSIDE



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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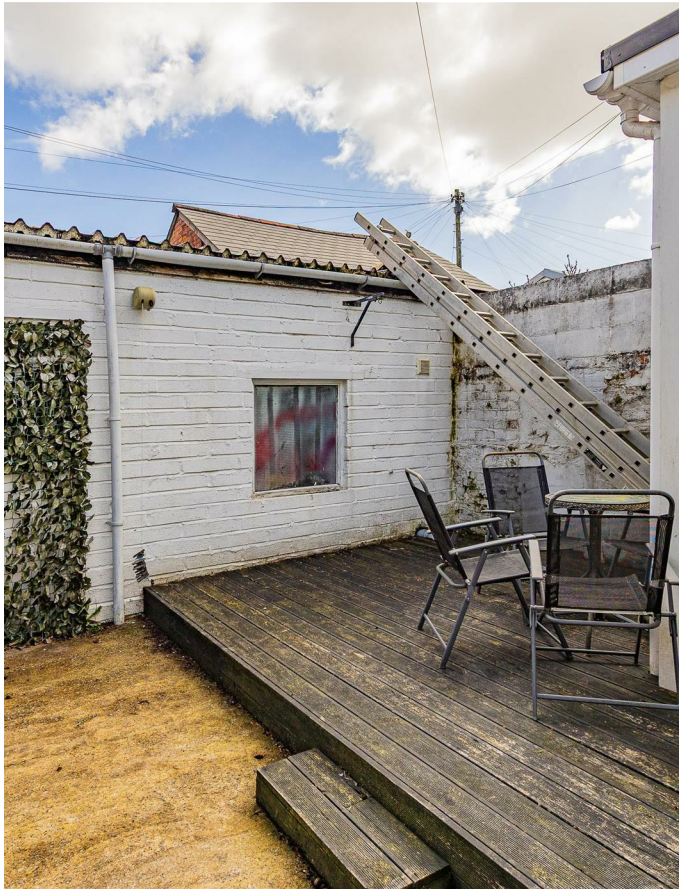
Comments by the Homeowner



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

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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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 

