

# Cowbridge Road East

Canton | Cardiff | CF11 9AF

Semi-Detached House and Coach House | Asking Price Of £725,000



[mgy.co.uk](http://mgy.co.uk)

8 | 8 | 8 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

# PROPERTY DESCRIPTION

**\*\*HISTORIC BUILDING - GREAT INVESTMENT OPPORTUNITY\*\*** MGY are delighted to bring to market this double fronted, historic house built post 1860's. This is the only property in the row which has been converted into 8 apartments which are a combination of studio's and one bedrooms and additional two bedroom coach house to the rear (accessed via Neville Street). The majority of the apartments share the gas central heating system and the self contained Coach House boasts off-road parking and a rear courtyard. There is a combined rental income of £67,440 per annum. EPC's are between C & D for all flats. \*Viewing highly advised to avoid

- **Tenure** Freehold
- **Council Tax Band B**
- **Floor Area (Approx).**
- **Viewing Arrangements** Strictly by Appointment

## FLAT ONE

Ground floor. Part carpet/part vinyl flooring. High ceilings with original coving. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above.TV point. Bay window to front with shutter blinds. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Entry phone.

## FLAT TWO

Ground floor. Carpet to bedroom and lounge. High ceilings. Kitchen consist of round edged work surfaces incorporating four ring electric hob and sink with mixer tap over. Storage units above. TV point. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap over. WC. Heated towel rail. Bath with shower over. Extractor fan. Bedroom has carpeted flooring. Window to rear. Entry phone. Small courtyard to rear.

## FLAT THREE

Ground floor. Part carpet/part vinyl flooring. High ceilings. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above.TV point. Bay window to front with shutter blinds. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Entry phone.

## FLAT FOUR

First floor. Carpeted flooring. Windows to side and door leading onto outside area. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above.TV point. Bay window to front with shutter blinds. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Bedroom - 3.13 - 2.71. Carpeted flooring. Window to rear. TV point. Entry phone.

## FLAT FIVE

Second floor. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above.TV point. Sash window to front. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Entry phone.

## FLAT SIX

Second floor. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above.TV point. Sash window to front. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Entry phone.



**FLAT SEVEN**

Top floor. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above. TV point. Sash window to front. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Entry phone.

**FLAT EIGHT**

Top floor. Kitchen consists of round edged work surfaces incorporating 2 ring hob and sink with mixer tap. Storage units above. TV point. Sash window to front. Bathroom has tiled floor and walls. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Shower cubicle with main shower over. Extractor fan. Entry phone.

**COACH HOUSE**

Accessed via Neville Street with off road parking.

Entrance Hall - Laminte flooring, Radiator and storage cupboard.

Kitchen - 3.07 - 1.78 - Laminate flooring. Window to side. Wooden work surfaces incorporating oven and electric hob with extractor over. Space for fridge freezer and washing machine. Combi boiler. Storage throughout.

Lounge/Diner - 3.42 - 4.34 - Floor to ceiling windows to rear and side with French doors leading to outside courtyard. Laminate flooring. TV and telephone point. Radiator. Under stair storage. Spotlights.

Stairs to upstairs with carpeted flooring.

Bedroom One - 3.08 - 3.20 - Floor to ceiling window to side. Radiator. Carpeted flooring. TV point. Spotlights.

Bedroom Two - Window to side. Carpeted flooring. Radiator.

Bathroom - Tiled floors and walls. Shower cubicle with main shower above. Extractor. Window to front. Pedestal wash hand basin with mixer tap. Vanity enclosed mirrored cabinet above. WC. Heated towel rail. Spotlights.

Off road parking - electric roller shutter with CCTV monitored courtyard and alarm system-built in.

**TENURE**

MGY are advised that both properties are freehold.





[mgy.co.uk](http://mgy.co.uk)

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial





# FLOORPLANS



**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff CF11 9HS

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd n or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.