



Glenroy Street, offers over £400,000

- Unique Corner Plot Property
- Additions Include separate independent services to each apartment including Gas, Electric & Gas. The Conversion Has Been Carried Out to Include Fire Regulations and Sound Proofing requirements.
- Link Detached Garage
- Ground Floor Two Bedroom Flat



 6  3  3



About the property

**** GUIDE PRICE £400,000 - £415,000**** Welcome to Glenroy Street, a rarely available, sizeable building offered to the market with NO CHAIN and full of potential. This building comprises of a ground floor two bedroom flat, a first floor, three bedroom duplex maisonette and a link detached garage which has potential to be converted to a one bedroom dwelling. This building is under one title with separate utilities in place. with potential return of over £2500 per calendar month this unit is a must see for investors or individuals with an imagination and hunger to develop. Minutes walk away from essential amenities and the popular selection of Wellfield Road, Albany Road and City road as well as beautiful greenery from Roath Park & Roath Recreation Ground.



Accommodation

Ground Floor

Entrance

Kitchen

13' 6" x 10' 8" (4.11m x 3.25m)

Lounge

17' 2" x 12' MAX (5.23m x 3.66m MAX)

Shower Room

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Two

11' 8" x 6' 7" (3.56m x 2.01m)

First Floor

Kitchen/ Lounge

18' 1" x 14' 1" MAX (5.51m x 4.29m MAX)

Bedroom One

14' 4" x 7' 3" (4.37m x 2.21m)

Bedroom Two

9' 10" x 9' 10" MAX (3.00m x 3.00m MAX)

Bathroom

Second Floor

Bedroom One

15' 9" x 11' 2" MAX (4.80m x 3.40m MAX)

Dressing Room

11' 2" x 9' 2" (3.40m x 2.79m)

En-Suite

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Floorplan



Total floor area 152.7 m² (1,644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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