

Taff Embankment

CARDIFF, CF11 7BE

GUIDE PRICE £200,000

Hern &
Crabtree



Taff Embankment

A spacious ground floor -two double bedroom apartment with westerly facing garden.

Set in a substantial, Victorian - three storey property situated on the cusp of the city centre of Cardiff and within minutes walk to the huge range of amenities & attractions offered by the vibrant Welsh capital.

This dwelling has been an excellent investment for the current owner, who divided the premises into three, self contained apartments, which have been particularly successful in Air b&b'ing!

The accommodation in brief comprises: Ground floor apartment with hallway, modern kitchen, lounge/ dining room, two double bedrooms, bathroom & an enclosed garden.

Location

Taff Embankment, is within walking distance of Cardiff City centre which includes a wide range of shops, bars, restaurants, museums and sporting & attractions. Taff Embankment is within walking distance of the local primary school - Grangetown Primary School & St Paul's C.I.W. Primary School with the local high school being Cardiff Academy School. There are railway stations within walking distance at Cardiff Central and Grangetown.



680.00 sq ft

Inner hallway

Feature original tiled hallway and carpeted area. Smooth plastered ceiling. Coving to the ceiling. Steps lead down to the kitchen, which in turn provides access to the living room.

Lounge/ dining room

Situated at the rear of the property with UPVC double glazed sliding patio doors to the rear elevation giving access to the sunny garden. Wood effect laminate flooring. Radiator. Smooth plastered ceiling. Smoke detector.

Kitchen

A contemporary style kitchen with matching wall and base units with cupboards and drawers offering storage facilities with complementary work surfaces over. Stainless steel sink drainer unit with mixer tap. Built in electric oven with four ring gas hob with chimney style extractor fan above. Wall mounted gas central heating boiler. Plumbing for washing machine. Plumbing for slimline dishwasher. Double glazed window to the side elevation. Walls are part tiled.

Bedroom one

A good size double bedroom. Double glazed bay window to the front elevation offering a lovely outlook. Smooth plastered ceiling. Coving to the ceiling. Radiator.

Bedroom two

A second double bedroom, double glazed window to the rear elevation with aspect to the garden. Radiator.

Bathroom

A three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Walls are tiled. Heated towel radiator. Double glazed obscure window to the side elevation. Extractor.

Garden

An enclosed garden with mature shrubs and bushes. Decked sun terrace. The garden is enclosed by stone walling.

Additional Information

The three apartments are currently on one title. They are also marketed separately as individual units.

Disclaimer

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	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

