

Taff Embankment

CARDIFF, CF11 7BE

GUIDE PRICE £225,000

Hern &
Crabtree



Taff Embankment

Three bedroom apartment to the first and second floor.

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!

To the front of the first floor and second floor is a spacious three bedroom/ office, apartment with modern kitchen, bathroom and lounge/ dining room.

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.



792.00 sq ft

Inner hallway

Staircase rising to the second floor with original newel posts and spindles. Wall mounted fuse box.

Kitchen

A contemporary style kitchen, fitted with a range of matching wall and base units with cupboards and drawers with complementary work surfaces over. Integrated electric oven with four ring gas hob and chimney style extractor fan. Stainless steel sink drainer unit. Wall mounted gas central heating boiler. Plumbing for washing machine. Space for fridge freezer. Radiator. Smooth plastered ceiling. Smoke detector.

Lounge/ dining room

UPVC double glazed bay window to the front elevation with lovely views of the river. Radiator. Smooth plastered ceiling. Feature, original cast iron fireplace.

Office/ three bedroom

Double glazed window to the front elevation. Radiator. Smooth plastered ceiling.

Bedroom one

A light and spacious bedroom. Double glazed window to the front elevation with lovely river views. Original feature cast iron fireplace. Radiator.

Bedroom two

A second double bedroom. Skylight window to the rear elevation. Radiator. Smooth plastered ceiling.

Bathroom

A three piece suite comprising: panelled bath, wash hand basin and WC. Walls are part tiled. Heated towel radiator. Extractor.

Additional information

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

Disclaimer

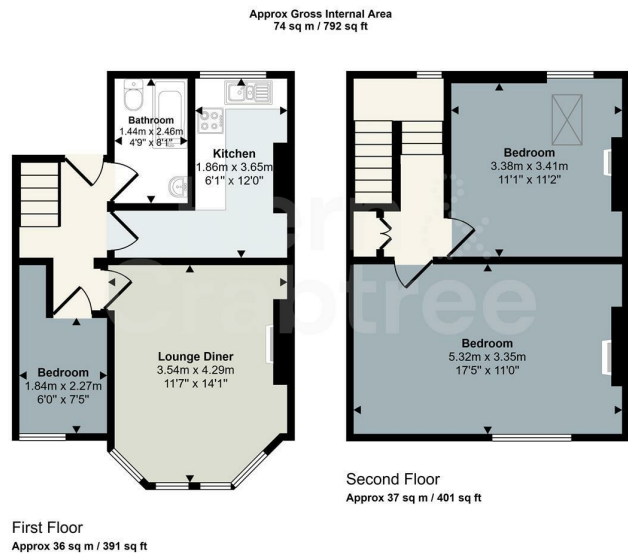
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



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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		



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



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