

Whitchurch Road

CARDIFF, CF14 3JR

OFFERS OVER £300,000

**Hern &
Crabtree**



Whitchurch Road

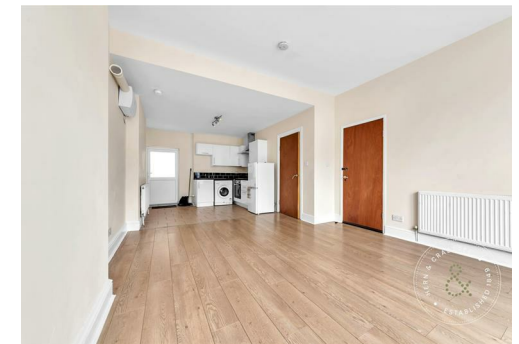
Situated on Whitchurch Road in Cardiff, this substantial property presents a rare investment opportunity comprising two self contained flats, offered vacant and with no onward chain. Ideally suited to investors, it is positioned in a highly convenient location close to the University Hospital of Wales, Cardiff University and a wide range of local amenities.

The ground floor offers an open plan living and kitchen space with bay windows to both the front and rear, creating a bright living environment. The kitchen includes wall and base units, integrated appliances and tiled flooring, with access to a bathroom fitted with bath, WC and wash basin. Further rooms provide flexible bedroom accommodation depending on layout.

The first floor flat comprises a front reception room with bay window, two additional bedrooms, a kitchen area and a bathroom with tiled surrounds. The layout offers scope for improvement and reconfiguration, subject to the necessary permissions.

Externally, the property benefits from a rear yard with gated access and potential for off road parking, along with side access. Positioned directly on Whitchurch Road, it is within immediate reach of bus routes, cafés, shops and everyday amenities.

Whitchurch Road is a well connected road in Cardiff, positioned close to Heath and Whitchurch. The area is particularly popular with professionals and investors due to its proximity to major employment hubs including the University Hospital of Wales, alongside excellent transport links into Cardiff city centre and beyond via the A48 and M4 corridor. Local parks, schools and amenities further enhance the appeal of this established and consistently in demand location.



1503.00 sq ft

Entrance Hall

Composite front door with glazed panels opening into entrance porch with tiled walls and floor. Inner hallway with coved ceilings, original tiled flooring and staircase rising to first floor.

Ground Floor Flat

Open Plan Living / Kitchen

Double glazed bay windows to front and rear. Tiled flooring, radiators and open plan layout. Kitchen area fitted with wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated hob, oven and grill, space for washing machine and fridge freezer, tiled splashbacks.

Bathroom

Obscure double glazed window. Bath with shower, WC, wash basin, heated towel rail, tiled floors and tiled walls with tiled surround.

Additional Rooms (Bedrooms / Reception Space)

Further rooms providing flexible bedroom accommodation, all with radiators and windows to side or rear (as applicable), suitable as bedrooms or reception spaces depending on layout. Cupboard housing the boiler in the second room.

First Floor Flat

Please Note Photos Have Been Virtually 'De-Cluttered' and May Not Appear The Same On Viewings

Landing

Staircase access, loft access and internal hallway providing access to all rooms.

Living Room

Double glazed bay window to front. Radiator, coved ceilings and feature fireplace area.

Kitchen

Double glazed window to side. Wall and base units, laminate work surfaces, stainless steel sink and drainer, space for oven, washing machine and fridge freezer.

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed window to rear. Radiator and built in storage.

Bathroom

Obscure double glazed window to side. Bath, WC, wash basin, tiled walls and flooring. Cupboard housing boiler.

Exterior

Rear yard with gated access, potential for off road parking for multiple vehicles and enclosed boundaries. Side access leading to front of property.

Frontage positioned directly onto Whitchurch Road with additional parking provision.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



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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		
	63	79
England & Wales		EU Directive 2002/91/EC

