Albany Road

CARDIFF, CF24 3RW

AUCTION GUIDE £400,000

Hern & Crabtree



Albany Road

Offered for sale are these 2 x substantial adjoining bay fronted extended three storey mid terraced houses, which are currently interconnecting at ground floor level. Staircases remain in situ and the accommodation is still currently divided at first floor level. There are a number of original features still remaining throughout the property, and there is also a substantial 2 x studio/workshop to the rear which was formerly garaging. In our opinion, the houses could be put back as two individual properties or subdivided into separate apartments subject to all usual consents, or alternatively, the current set up would allow occupation for a large family or provide multi-generational living.

Positioned on the tree lined section of Albany Road, close to a number of local shops, schools and other amenities. Nearby are a number of bars, eateries and parks. Along with being positioned within walking distance of Roath Park Lake, along with the City Centre, Cardiff University and Cardiff Metropolitan University (Cyncoed Campus). Good access is also offered to the A48/M4.
PLEASE CONTACT AUCTION HOUSE WALES FOR VIEWINGS











Approx sq ft

Ground Floor at 174
Hallway, lounge, sitting room through to extended garden room, kitchen, dining room, interconnecting middle room.

Ground Floor at 172:
Hallway, lounge, two reception rooms opened through by way of an arch leading through to a garden room, utility room, w/c. Glazed passage through to studio/workshops.

First Floor at 174
Landing, four bedrooms (one of which has a shower cubicle), bathroom, separate w/c.

First Floor at 172:
Landing, three bedrooms, kitchen (formerly a bedroom), bathroom, separate w/c.

Second Floor at 174
Lounge area, kitchenette, partitioned room, W/C.

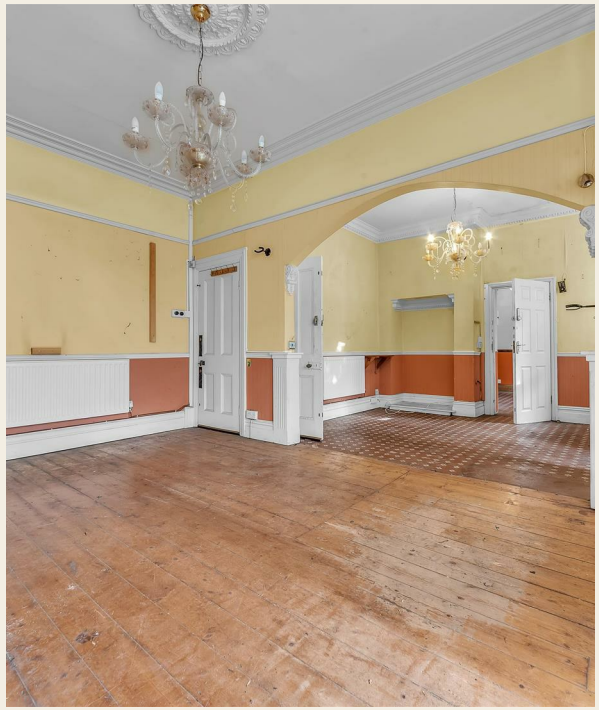
Second Floor at 172
Large double bedroom.

Studio & Workshop:
The studio is accessed from the glazed with the benefit of a wash hand basin and door through store area which in turn leads through to the workshop which has floor-based units.

Outside
Gardens to the front and rear with numerous palms, shrubs and other plantings along with external staircases and pedestrian gate to the rear lane.

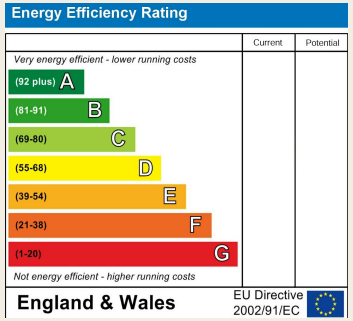
Viewings
Through Auction House Wales on 02920 475184 or through Hern & Crabtree (Heath) on 02920 620202.

Council Tax Band: F

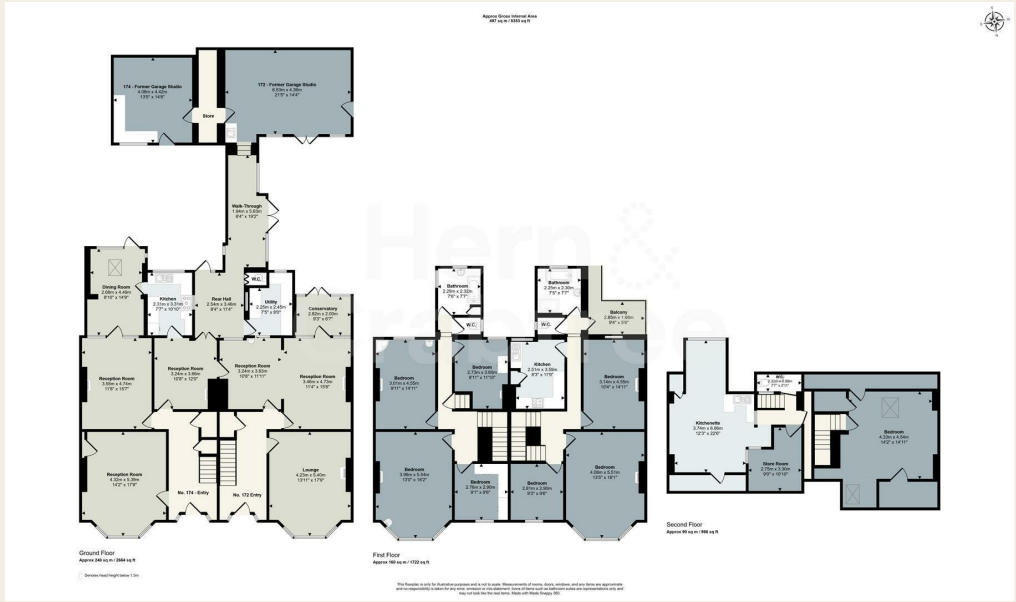


Good old-fashioned service with a modern way of thinking.











Hern & Crabtree

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