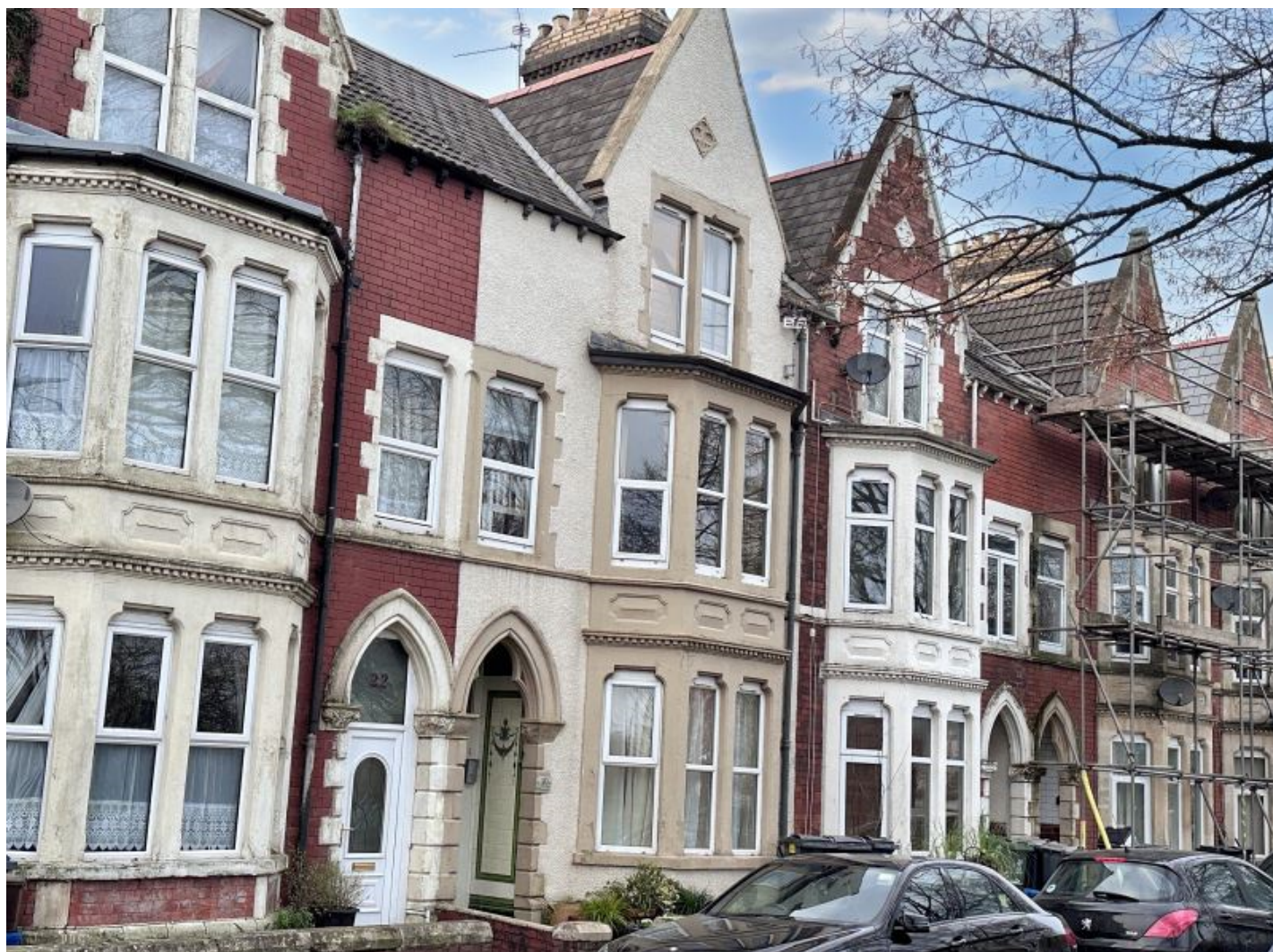




**Taff Embankment, Grangetown, Cardiff, CF11 7BE**

**£550,000**



- **AirBnB Investment**
- **Excellent Rental Income**
- **Characterful Property**
- **Investment Opportunity**
- **No Onward Chain**
- **River Views**
- **Three Separate Apartments**
- **Walking Distance to Town Centre**
- **EPC Rating C**

# Description...

James Douglas is thrilled to welcome this beautiful Victorian mid-terraced property to the market that has been converted into three self-contained apartments. Set in the extremely sought after area of Grangetown, Cardiff, just a stone's throw from Cardiff City Centre. The perfect property for someone looking for a fantastic AirBnB investment opportunity with a substantial yield. In brief terms the accommodation comprises a two bedroom ground floor apartment, a studio apartment on the first floor with mezzanine bedroom space and a three bedroom apartment spread over the first and second floors. On entrance to the property it brings you into a communal lobby area serving access to flat one and a staircase leading to flats two and three. West facing rear garden space accessed from flat one which is complemented by decking, chippings, trees and shrubbery. Three separate EPC's ranging from D/C with potential C/B ratings. Three separate council tax bands ranging from C/B.

**\*\*NO ONWARD CHAIN\*\***

**\*\*EXTREMELY SOUGHT AFTER LOCATION\*\***

**\*\*UNBELIEVABLE INVESTMENT OPPORTUNITY\*\***

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

**\*\*3D WALK-THROUGH TOUR AVAILABLE\*\***

**\*\*CLOSE TO CITY CENTRE LOCATION\*\***

**\*\*THREE CONVERTED SELF-CONTAINED APARTMENTS WITH SEPARATE TITLES, COUNCIL TAX BANDS & EPC'S\*\***

## Additional Information

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Tenure: Freehold

EPC: D/C

Council Tax Band: C/B

# Accommodation...

- Entrance Lobby
- Flat One Entrance Hallway
- Bedroom One
- Bedroom Two
- Hallway
- Bathroom
- Kitchen
- Living/Dining Room
- Outside
- Landing
- Flat 2 Entrance Hallway
- Shower Room
- Hallway
- Kitchen
- Living/Dining Room





# Floorplan

Approx Gross Internal Area  
172 sq m / 1856 sq ft



Ground Floor  
Approx 84 sq m / 891 sq ft

Denotes head height below 1.5m



First Floor  
Approx 59 sq m / 634 sq ft



Second Floor  
Approx 35 sq m / 379 sq ft



Second Floor  
Approx 14 sq m / 152 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		