



Features

- 8 Maisonette Duplex's With A Mixture Of 1-2 Beds
- High Quality Unit Finished To A Very High Standard
- Double Glazing Throughout
- All Apartments Are Neutrally Decorated
- 300 Yards Away From Cardiff University
- 10 Minute Walk From Cardiff Town Centre

Description

The property is a semi-commercial investment property in exceptional condition throughout. The property comprises of 8 modern high spec well designed duplex style apartments. Each are self contained and fully let out. This unit is up for sale for £1.45m and is a semi-commercial property with long standing commercial tenant.

This is a newly developed property with no expense spared. This is an ideal property for investors looking for a high quality investment with a good rental yield. It is expected that students will bring an additional £2 billion into the local economy with £950,000 million being spent on accommodation alone. For more information please do not hesitate to call on the numbers provided.

The Apartments/duplex's

- . 8 Maisonettes/duplex with a mixture of 1-2 beds
- . Each apartment has direct access into the taverns beer garden
- . Hi Spec, High quality unit finished to a very high standard
- . All apartments are currently rented out
- . Double glazing throughout
- . All apartments are neutrally decorated
- . Very popular development

Commercial unit / Tavern

- . Tenant is on a long term lease
- . The tavern itself is finished to a high standard with modern fixtures throughout.
- . the tavern itself is large with an enclosed beer garden with seating for approx 25
- . It is situated in a busy student location
- . Hi spec commercial kitchen with appliances
- . The tavern has a good selection of locals and students
- . 2 large pool tables
- . Table tennis



- . 2 separate bar areas, 1 bar is smaller for busy functions
- . With licence to show sky sports events

Location

- . 300 yds away from Cardiff university
- . 5 minute drive from Cardiff town centre and a 10 minute walk from Cardiff town centre.
- . Very popular location
- . Close to student accommodation
- . 10 minute walk from Cardiff town centre

Local amenities include.

Leisure centre with cycle track

Close to Cardiff castle grounds

2 x Tesco stores within a 1 mile radius

