

RESIDENTIAL INVESTMENT FOR SALE

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Whitchurch,
Cardiff
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**36 CLIVE STREET
GRANGETOWN
CARDIFF
CF11 7JB**

Particulars

LOCATION

The property is located in the Grangetown suburb of Cardiff on the west side of Clive Street at its northern end close to the junction with Penarth Road.

The area is predominantly residential and number 36 lies in the middle of a terrace of similar properties dating back to 1900. Some have been modernised as single dwellings or, like number 36, converted into flats and rented out.

The area is popular with the rented sector because of supply and also because of the ease of access into the city centre, being just over a mile and one half away, and with good bus and rail services.

DESCRIPTION

The property comprises a mid terrace dwelling house converted into three flats on the ground, first and attic floors comprising two, two bedroomed flats and one, one bedroomed flat - three in total.

The property was built in 1910 as a single dwelling of traditional construction and refurbished in 2005 to the current description. The refurbishment divided the property into three flats and introduced PVC double glazing, modern kitchens and bathrooms and gas central heating to the ground and first floors. The attic flat is heated by electric storage heaters.

The ground floor flat enjoys use of the garden area and a garage which is accessible from Clive Lane to the rear. On street parking is available in Clive Street for the other flats.

DIMENSIONS

The flats have rooms of the following dimensions:

- 1) **Ground Floor Flat**
 Open plan living room / kitchen 3.3m x 5.5m
 Bedroom One 2.8m x 3.6m
 Bedroom Two 3.9m x 4.3m
 Bathroom 1.5m x 2.2m
- 2) **First Floor Flat**
 Open plan living room / kitchen 3.5m x 5.1m
 Bedroom One 2.7m x 3.6m
 Bedroom Two 3.3m x 4.0m
 Bathroom 1.7m x 2.6m
- 3) **Top Floor Flat**
 Open plan living room / kitchen 2.1m x 5.1m
 Bedroom / ensuite 2.0m x 3.3m

TENURE

The property is held Freehold with the ground and top floor flats let out unfurnished on Assured Shorthold Tenancies as follows:

Ground Floor Flat : £525 pcm from 08/12/05.
 First Floor Flat : £520 pcm from 11/08/08
 Top Floor Flat : £350 pcm from 13/03/07.

INCOME

In annual terms the property is producing **£16,740 pa.**

PRICE

The Freehold is available for **£275,000.**

VIEWING

Arrangements to view can be made through the sole agents by contacting the Agency Team on the number below or, by e-mail to;

Burnett Davies
21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

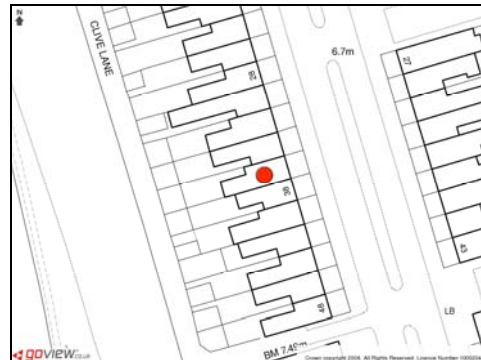
Tel: 029 2062 1162

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Email: agency@burnettdavies.com

Subject to contract and availability

Location Plan



Street Map



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Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.