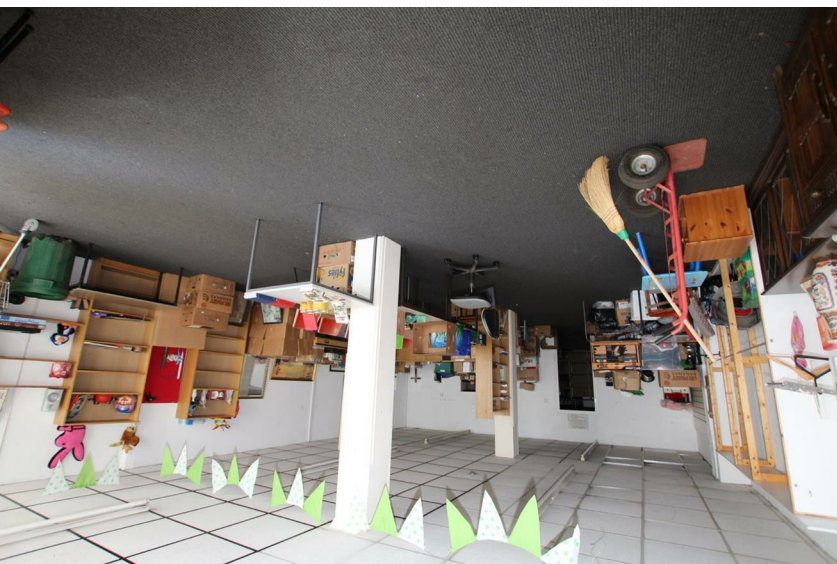
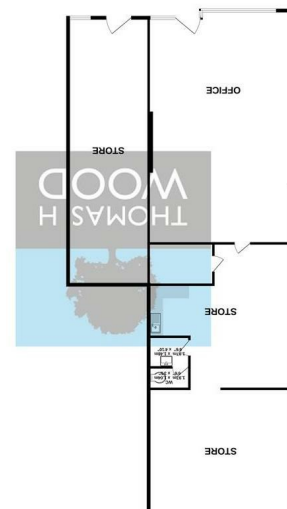


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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GROUND FLOOR

To book a viewing call 02920 626252

thomashwood.com



Llangranog Road,
Llanishen, Cardiff,
CF14 5BL



A wonderful investment opportunity to purchase 17 & 17a Llangranog Road in Llanishen. The property spans over three floors and consists of a ground floor commercial outlet at and a three-bedroom, duplex apartment.

ACCOMMODATION

GROUND FLOOR

The ground floor is currently split into two units and offered with vacant possession. Ideal office, retail outlet or storage facility with circa, 2372 sqft.

FIRST FLOOR

To the first floor, there is a three double bedroom a duplex apartment with circa 1201 sqft. The duplex apartment is accessed at the rear, is currently tenanted £800 PCM.

TOTAL FLOOR AREA

Ground Floor - Commercial Unit
2,372 sq ft
First Floor - 3 Bedroom Flat
1,201 sq ft

Total - 3,573 sq ft

Features

- Ground Floor Shop/Warehouse/Storage Unit
- First Floor Three Bedroom Flat
- Investment Opportunity
- Leasehold
- Lane Access to Rear Warehouse
- Communal Parking Bays to Front
- Amongst a Parade of Similar Units inc. Premier Convenience Store
- Situated Within Residential Development
- Ground Floor Unit Sq Ft. 2,372
- First Floor Flat Sq Ft 1,201

TENURE

Leasehold

PRICE

£250,000

LEGAL

Each party to bear their own legal and professional costs incurred.

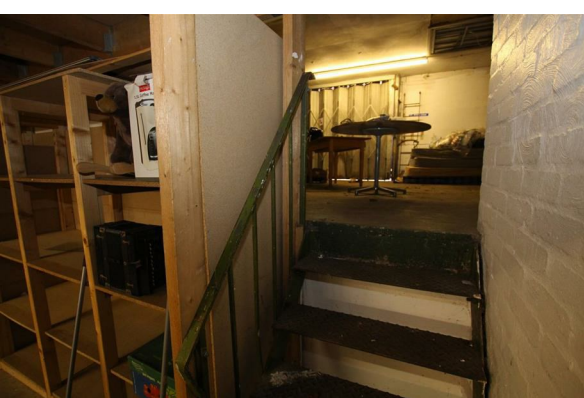
VIEWING





Strictly by appointment through sole agents Thomas H Wood.



Information

- Tenure: Leasehold
- Council Tax Band:
- Floor Area: 3573.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



-  0 BEDROOMS
-  0 BATHROOMS
-  0 RECEPTION ROOMS
-  ENERGY RATING: D