



**Blaenclydach Street  
Cardiff  
South Glamorgan  
CF11 7BB**

**Offers in Excess of £325,000**

**bettermove**

# Blaenclydach Street Cardiff

Bettermove are delighted to welcome to the market this charming four bedroom end of terrace house in Grangetown, available with no forward chain.

The property benefits from a freehold title and is fully tenanted for immediate investment; rental yields can be obtained through Bettermove. The council tax bands are A for Flats A & C and band B for Flats B & D.

The interior of this well-presented property has been split into four self-contained flats with a communal hallway. The ground floor comprises two flats with separate living rooms, kitchens and bedrooms with shower rooms located off the kitchen. The first floor consists of separate living rooms, kitchens and double bedrooms with en suite shower rooms.

There is a coach house building in the garden which is not included in the sale. Parking is only available on street.

Located in the sought after area of Grangetown, the property is close to a wide range of amenities including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Grangetown and Cardiff Central rail station, the A4161, A4232, the A48, A48(M) and the M4.

This exciting and unique investment opportunity is not to be missed and all enquiries can be made through Bettermove.

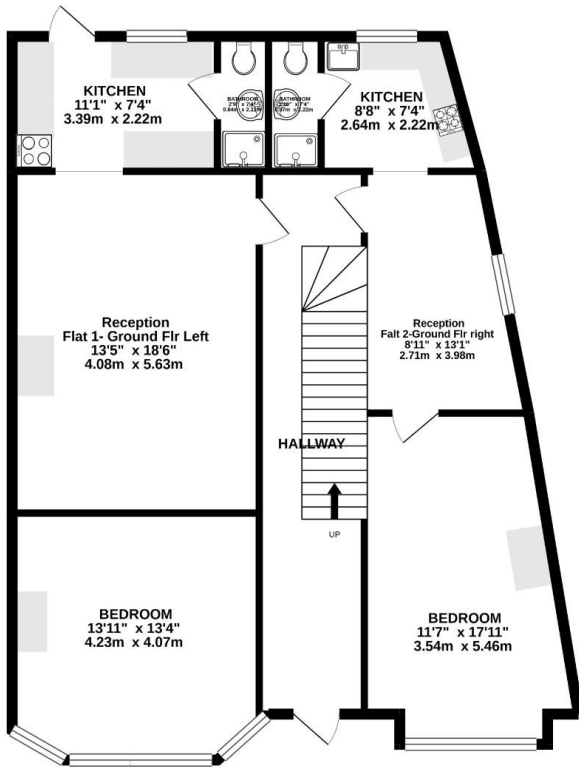
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

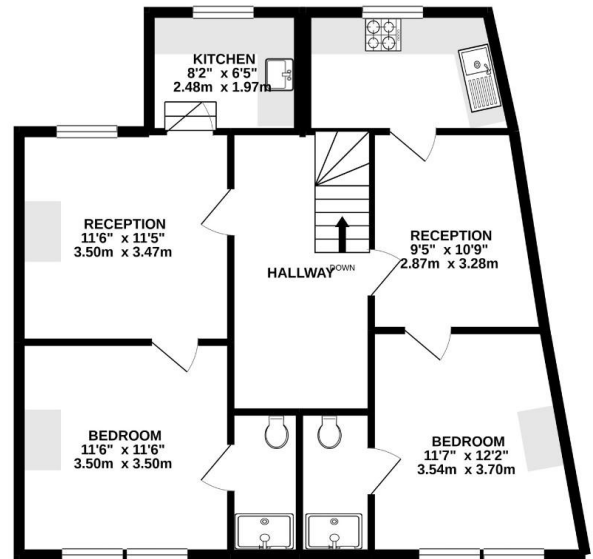
The exclusivity fee is returned to you upon successful completion of the property.



**GROUND FLOOR**  
1046 sq.ft. (97.2 sq.m.) approx.



**1ST FLOOR**  
777 sq.ft. (72.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1823 sq.ft. (169.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)