

FOR SALE

Westgate Street

City Centre, Cardiff, CF10 1DJ

CITY CENTRE, CARDIFF

Westgate Street

City Centre, Cardiff, CF10 1DJ

ASKING PRICE

£250,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

761 SQ FT

761 SQFT

INVESTMENT PURCHASE

IMPRESSIVE APARTMENT

PERMIT PARKING OPTION
AVAILABLE

£1,300 PCM CURRENTLY

TENANTED

OPEN PLAN LAYOUT

CITY CENTRE LIVING

NCP PARKING PASSES ALSO
AVAILABLE ON PAY MONTHLY.

GROUND FLOOR



THE PROPERTY

Nestled in the heart of Cardiff's vibrant city centre, this immaculate ground floor apartment on Westgate Street offers a unique opportunity for both first-time buyers and investors alike. Spanning an impressive 761 square feet, this property boasts a rare layout that sets it apart from others in the development.

Upon entering, you are greeted by a spacious reception room that seamlessly flows into the open-plan kitchen and dining area, creating an inviting space perfect for entertaining or relaxing after a long day. The apartment features two well-proportioned bedrooms, providing ample space for comfortable living. The modern bathroom is thoughtfully designed, ensuring convenience and style.

Dating back to the 1930s and 1950s, this apartment combines classic charm with contemporary finishes, making it a delightful place to call home. Its prime location means you are just a stone's throw away from an array of shops, restaurants, and cultural attractions that Cardiff has to offer.

Whether you are looking to enjoy the bustling city life or seeking a peaceful retreat, this property is a perfect blend of both. With its immaculate condition and rare layout, this apartment is not to be missed. Come and experience the charm of city living in this exceptional home.

INSIDE



ACCOMMODATION

KITCHEN AREA	2.55m x 3.47m
LIVING / DINING ROOM	3.89m x 6.27m
BEDROOM ONE	3.89m x 3.25m
BEDROOM TWO	3.61m x 2.69m
BATHROOM	2.55m x 2.35m

LEASE DETAILS

999 years from 8 November 2004 - approx 979 years remaining -
this is to be confirmed by your legal advisor,

SERVICE CHARGES

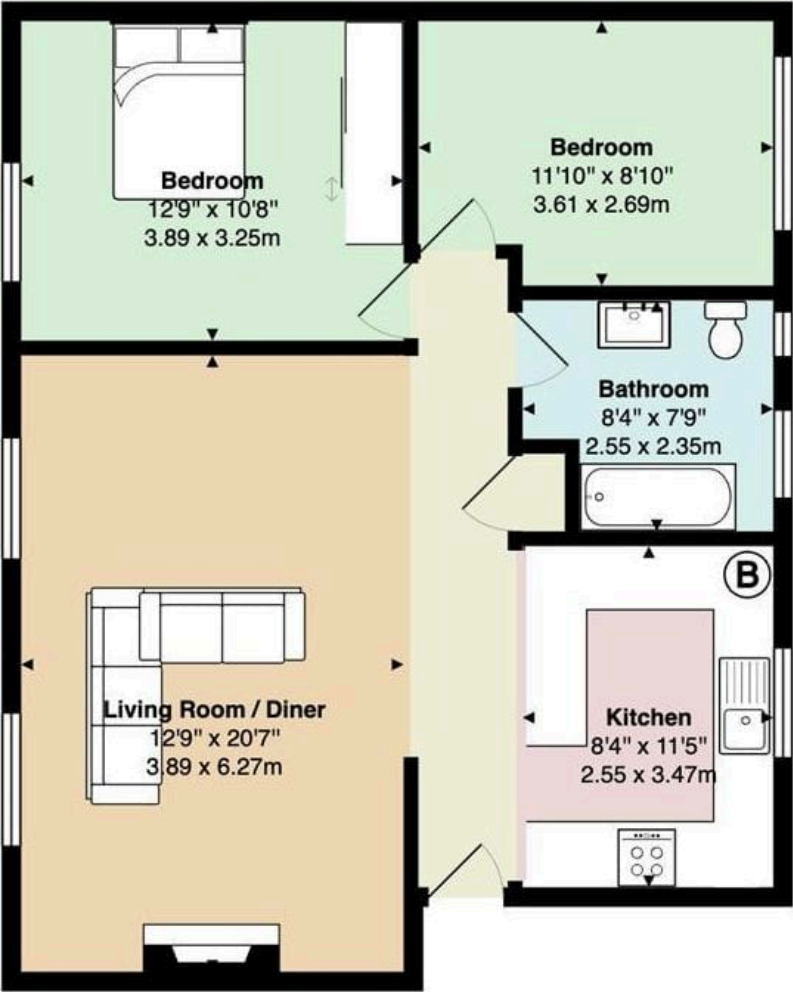
£430 per month Ground rent is £100 every 6 months

ADDITIONAL INFORMATION

The apartment is currently let for £1,300 per calendar month,
£15,600 per annum. Parking is available in the underneath NCP
via separate negotiation and can paid monthly. Permit Parking is
also available on the Embankment via Cardiff Council

PROPERTY TYPE	APARTMENT
INTERNAL AREA	761 SQ FT
TENURE	LEASEHOLD WITH SHARE OF FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR Cardiff Council, 2026/27 estimate
EPC RATING	67 · POTENTIAL 76

FLOORPLAN



Kenilworth House

Total Area: 761 ft² ... 70.7 m²

All measurements are approximate and for display purposes only



Luke Trezise

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk