



76 Broadway, Cardiff

Cardiff

In Excess of £300,000

**fortis**



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Cardiff, Cardiff

Calling all investors and developers! This spacious four-bedroom flat sits above a fully operational, income-generating tyre shop – offering immediate returns and serious potential. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Being Sold Via Modern Auction
- No Chain
- Three Bedroom Flat
- Commercial Income
- Fantastic Location



Entrance Way

The front door opens inwards and you are met with stairs to the first floor.

Landing

The landing gives access to all rooms.

Kitchen

Gally kitchen with window to the side.

Bedroom One

Double bedroom with window to side.

Room One

Room one with sky light overhead.

Room Two

Room two with sky light overhead.

Room Three

Room three with further access to the bathroom.

Bedroom Two

Spacious bedroom with window to front.

Bedroom Three

Double bedroom with windows to front and side.

Bathroom

Bathroom with WC, Wash hand basin and bath with shower over.

Note

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT,





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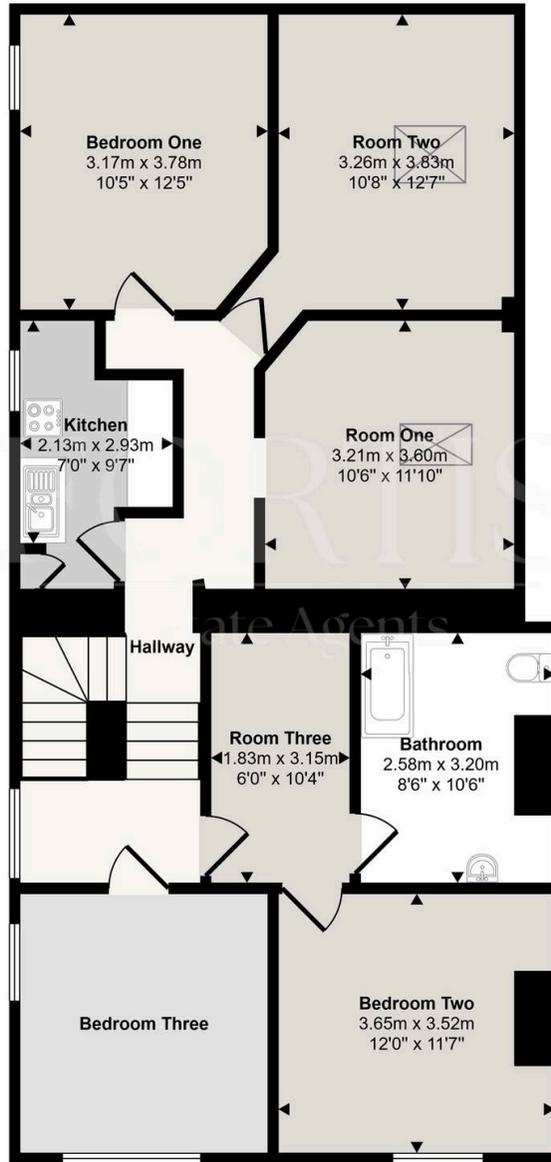
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Approx Gross Internal Area
102 sq m / 1095 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

