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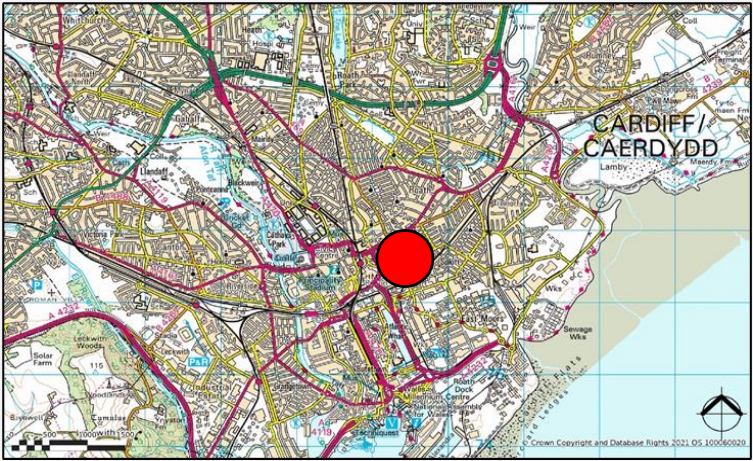
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DEVELOPMENT/ REFURBISHMENT OPPORTUNITY FOR SALE



Former Vicarage and Clergy House, Metal Street, Cardiff, CF24 0LA

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Location

The property is situated in a densely populated residential area of Cardiff, on the west side of Metal Street and in the suburb of Adamsdown. The city centre is approximately 1 mile west of the subject property. The surrounding area is predominantly residential with the exception of the adjacent St German's Church. Adamsdown Primary School is located on the adjacent road, Sun Street. Queen Street Railway Station is within 1 mile of the subject property.

Description

The subject property comprises a substantial Grade II Listed residential premises constructed originally as a vicarage for the adjacent St German's Church. Internally, the property had been split into the former Vicarage and former Clergy House. The current configuration presents a single dwelling. Externally, the property has front and rear gardens bound by iron railings, masonry walls and timber fencing.

Accommodation

	Approximate Gross Internal Area	
	m ²	Sq ft
Ground Floor:		
Former Vicarage – Living Room, Dining Room, Kitchen, Pantry, Bathroom, Outbuilding	103.43	1,113
Former Clergy House – Living Room, Dining Room, Study, Kitchen, WC	73.29	789
First Floor:		
Former Vicarage – Bedrooms X4, Bathroom	94.17	1,014
Former Clergy House – Bedrooms X3, Bathroom	73.60	792
Total Gross Internal Area	344.49	3,708

Condition/ Opportunity

The property is in need of substantial refurbishment. The previous owners have connected the two houses at ground and first floor levels so it could either be used as a single large dwelling, converted back into two houses or flats, subject to the grant of all necessary consents. All interested parties should make their own enquiries of Cardiff City Planning Department in order to confirm the existing planning status of the property, and potential for conversion / development.

Site

The site extends to 0.045 hectares (0.111 acres).

Tenure

The freehold interest of the property is to be sold with vacant possession.

Energy Performance Certificate

The property has an Energy Efficiency Rating of 42, falling within Band E. The certificate is available upon request.

Guide Price

£300,000 (subject to contract).

Legal Costs

Each party to be responsible for their own legal costs in this transaction.

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