



SALES & LETTINGS
— ANGELS —



25 Ninian Road Penylan, Cardiff, CF23 5EF £585,000

Freehold three story terraced property converted into four self contained apartments.

A unique opportunity to own a property on one of the most prestigious and attractive roads in Cardiff.

Current annual rent £43,800 PA providing a healthy ROI of 7.4% Rented until 2026

EPC - C

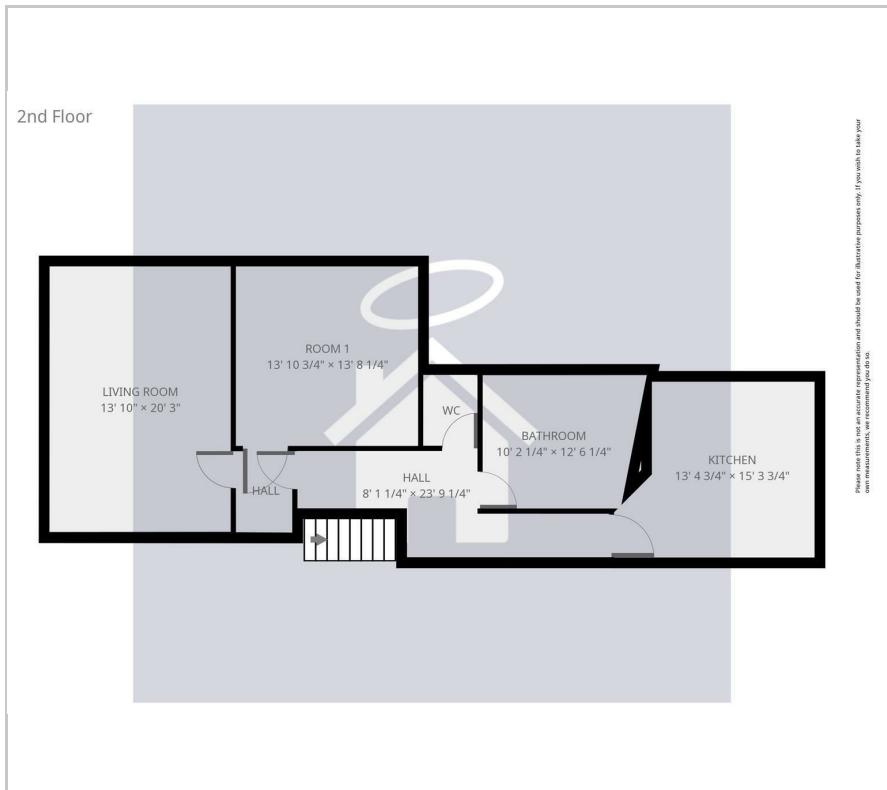
Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

- Terraced Freehold block of 4 apartments
- £43,800 Annual rent
- 7.4% ROI
- All tenancies in place until 2026
- Building in good order throughout
- Positioned on one of the most prestigious tree lined streets in the Capital
- Offers potential to modernise and re-configure
- All safety certificates up to date
- Large rear garden with access
- Within a 5 minute walk to all amenities for professional tenants



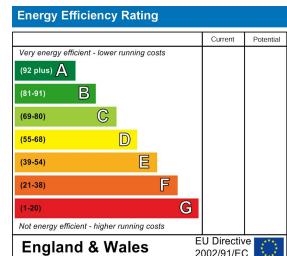
Floor Plan



Area Map



Energy Efficiency Graph



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