



**Ruby Street, Adamsdown Cardiff CF24 1LP**

**welcome to**

## **Ruby Street, Adamsdown Cardiff**

BEING SOLD WITH TENANTS IN SITU - This HMO property is situated in this ideal location of ADAMSDOWN, close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. The A48/M4 access corridor is also a short drive away.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Stairs rising to first floor, laminate flooring, radiator and access to:

#### **Bedroom**

13' 1" Max x 11' 1" ( 3.99m Max x 3.38m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Dining Room**

11' 2" Max x 10' 8" ( 3.40m Max x 3.25m )

Single glazed window to rear aspect, radiator and powerpoints.

#### **Kitchen**

14' x 8' 2" ( 4.27m x 2.49m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, under counter fridge and freestanding fridge/freezer, extractor hood, radiator, tiled flooring, powerpoints, double glazed window to rear aspect and single glazed door into:

#### **Lean To**

14' x 6' 6" ( 4.27m x 1.98m )

Wall mounted combi boiler, vinyl flooring and double glazed door to rear aspect.

### **First Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

15' 9" x 11' 3" Max ( 4.80m x 3.43m Max )

Double glazed window to front aspect, radiator and powerpoint.

#### **Bedroom Two**

13' 9" x 8' 1" ( 4.19m x 2.46m )

Double glazed window to rear aspect, double glazed tilt and turn window to side aspect, loft hatch and radiator.

#### **Bedroom Three**

11' 2" x 6' 4" ( 3.40m x 1.93m )

Double glazed window to front aspect, radiator and powerpoint.

#### **Shower Room One**

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, vanity unit, heated towel rail, extractor fan, vinyl flooring and double glazed window to rear aspect.

#### **Shower Room Two**

Fitted with a shower cubicle, heated towel rail and vinyl flooring.

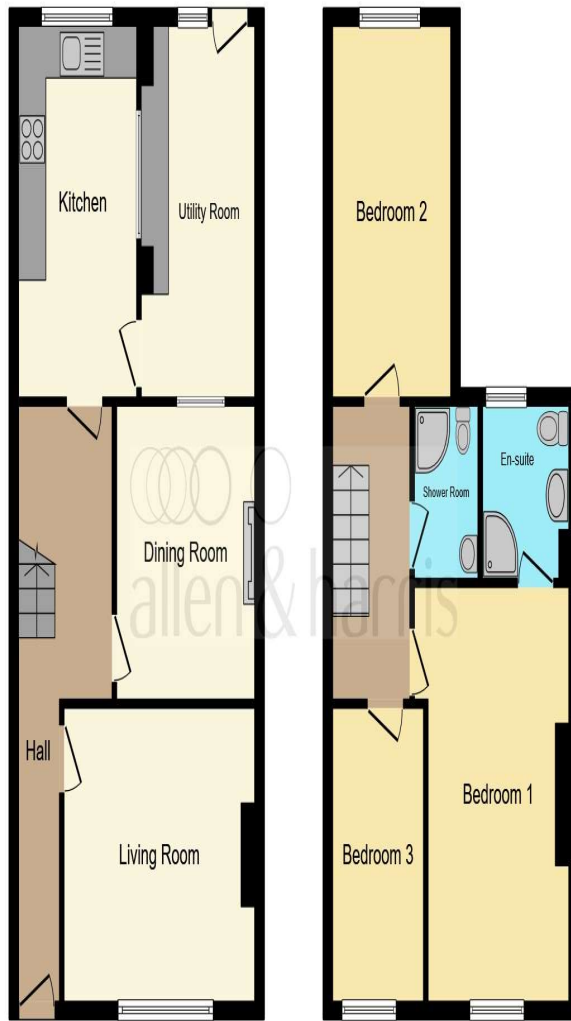
### **Outside**

#### **Rear Garden**

Enclosed with area laid to lawn and paved area.

#### **Additional Information**

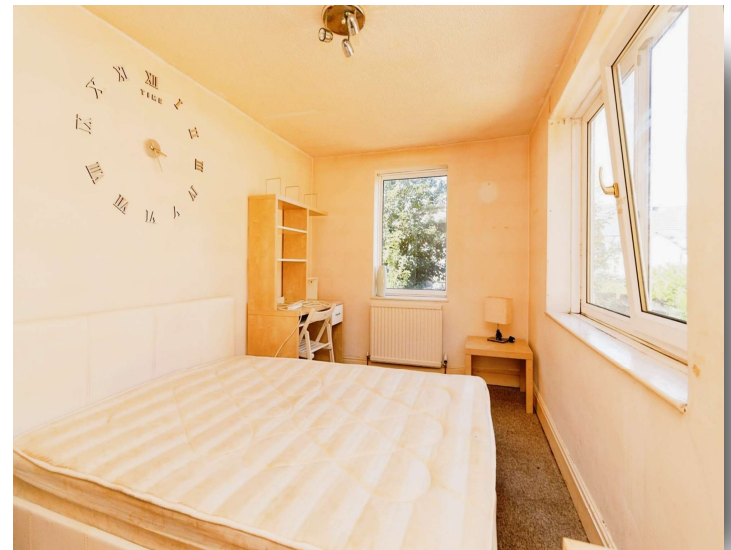
The rental income on this property is approximately £1650 PCM.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

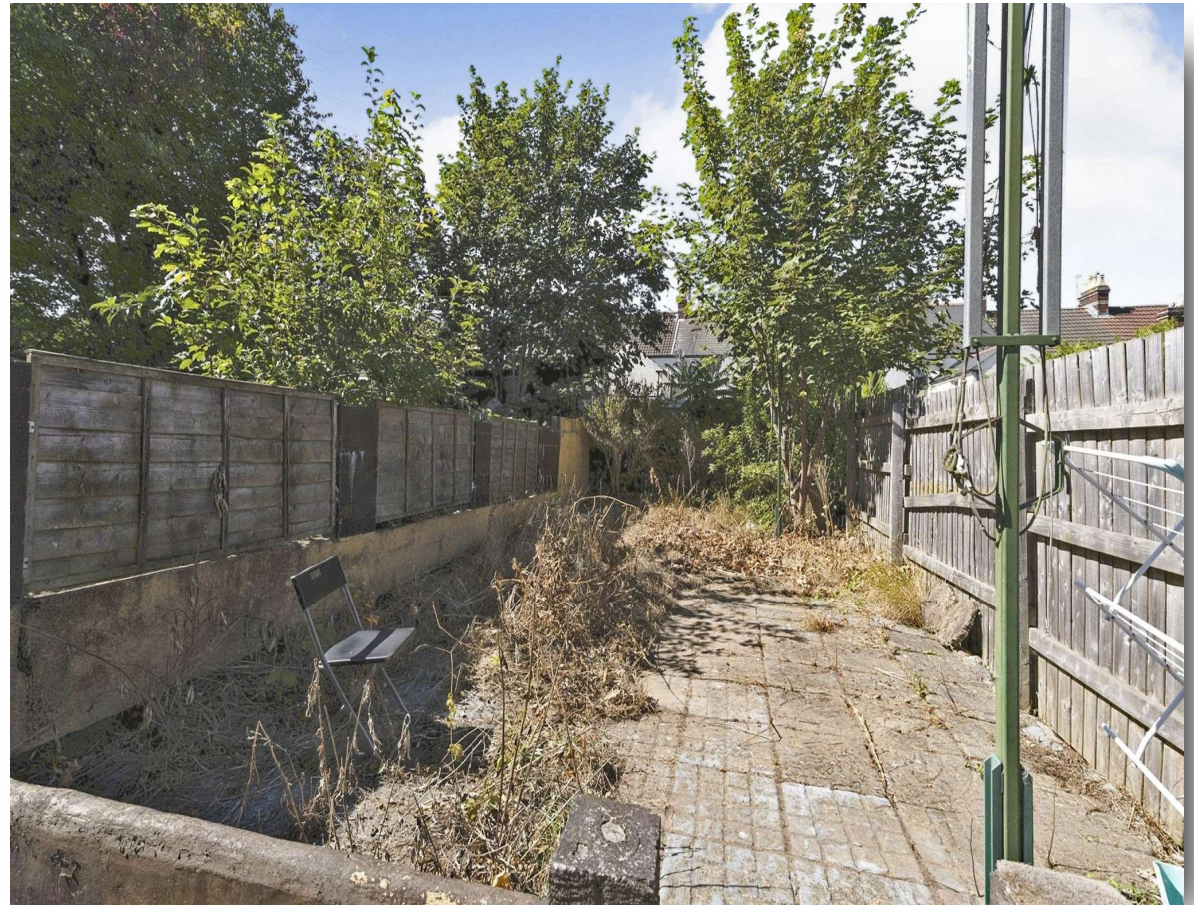


**welcome to**  
**Ruby Street,**  
**Adamsdown Cardiff**

- Council Tax Band - D
- Mid Terraced Home
- Three/Four Bedrooms
- Two Shower Rooms
- Dining Room
- Fitted Kitchen and Lean To
- Double Glazing and GCH

Tenure: Freehold EPC Rating: D  
offers in excess of

**£200,000**



**view this property online** [allenandharris.co.uk/Property/ROA111609](https://www.allenandharris.co.uk/Property/ROA111609)



Property Ref:  
ROA111609 - 0010

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