

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

CWMDARE STREET

CATHAYS






CWMDARE STREET

CATHAYS, CF24 4JY - £395,000

** 2 x TWO bedroom Apartments **

Jeffrey Ross are pleased to market this corner property, split into 2 FLATS. Both flats are spacious and well presented properties, comprising a ground-floor apartment with modern kitchen, separate lounge, 2 double bedrooms, bathroom and ensuite. There is a small outside yard with access to the street.

Upstairs there is another spacious 2 Double bedroom flat. Both flats benefit from there own entrance. Located on Cwmdare Street, a quieter corner of Cathays, the property is well-located for the University, UHW and City Centre. A possible rent of £1200pm for each flat, bringing in a 7.3% return.

 4 bedroom(s)  4 bathroom(s)  1247.00 sq ft

FLAT A

Ground floor
Own entrance
2 Bedrooms, 2 bathroom s
Possible rent - £1200per month


FLAT B

First floor flat
Own entrance
2 Bedrooms, 2 bathroom s
Possible rent - £1200per month

TENURE

Freehold, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC 	



Cwmdare Street FF Flat



Total Area: 65.5 m² ... 705 ft²

All measurements are approximate and for display purposes only

