CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



САТНАҮЅ

JeffreyRoss

CWMDARE STREET

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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.



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













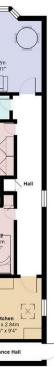


Cwmdare Street FF Flat



Energy Efficiency Rating

| | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 76 |
| (69-80) | | 67 | 10 |
| (55-68) | | | |
| (39-54) | | | |
| (21-38) | | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |



Total Area: 65.5 m² ... 705 ft²