

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



STRATHNAIRN STREET
ROATH

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ROATH, CF24 3JL - £330,000

*** Offers Over £330,000 *** Jeffrey Ross are pleased to bring to the market this 5 bed let property with income till 2025. The property comprises of entrance hall, two reception rooms, open plan kitchen / lounge, ground floor shower room, utility space, landing, three first floor bedrooms as well as a first floor bathroom. outside there is a low maintenance rear garden.

Located within close proximity to local, shops, amenities and Cardiff City Centre

Offered for sale chain free with HMO licence and income till 2025 making this an ideal investment opportunity.

2023/24 income - £2,125 pcm
2024/25 income - £2,250 pcm

 3 bedroom(s)  2 bathroom(s)  1248.00 sq ft

ENTRANCE HALL

RECEPTION ONE
3.81m x 3.53m (12'6" x 11'7")

RECEPTION TWO
3.35m x 3.66m (11' x 12')

OPEN PLAN KITCHEN /LOUNGE
3.10m x 6.48m (10'2" x 21'3")

UTILITY ROOM

GROUND FLOOR SHOWER ROOM

LANDING

BEDROOM ONE
5.28m x 3.38m (17'4" x 11'1")

BEDROOM TWO
3.07m x 4.72m (10'1" x 15'6")

BEDROOM THREE
3.12m x 3.81m (10'3" x 12'6")

BATHROOM

GARDEN


TENURE

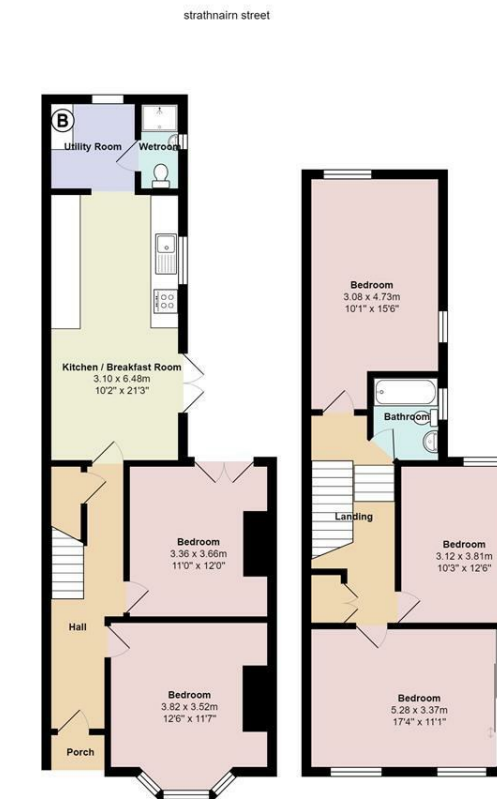
Freehold - This s to be confirmed with your legal representative

COUNCIL TAX

Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



All measurements are approximate and for display purposes only