

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



RUBY STREET
ADAMSDOWN



ENTRANCE HALL

GROUND FLOOR FLAT

LIVING ROOM

2.51m x 3.71m (8'3" x 12'2")

KITCHEN

2.51m x 3.63m (8'3" x 11'11")

BATHROOM

2.51m x 2.41m (8'3" x 7'11")

BEDROOM ONE

2.51m x 3.63m (8'3" x 11'11")

BEDROOM TWO

2.72m x 3.48m (8'11" x 11'5")

BEDROOM THREE

2.29m x 3.33m (7'6" x 10'11")

BEDROOM FOUR

2.90m x 2.26m (9'6" x 7'5")

FIRST FLOOR FLAT

LIVING ROOM

2.67m x 3.71m (8'9" x 12'2")

KITCHEN

2.64m x 3.63m (8'8" x 11'11")

BEDROOM ONE

2.21m x 3.38m (7'3" x 11'1")

BEDROOM TWO

2.31m x 0.56m (7'7" x 1'10")

BATHROOM

3.12m x 2.24m (10'3" x 7'4")

ATTIC

2.44m 3.35m x 7.16m (8' 11" x 23'6")

SCHOOL CATCHMENT

Stacey Primary School (year 2024-25)

Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

COUNCIL TAX

Band B





RUBY STREET

ADAMSDOWN, CF24 1LP - £335,000



7 Bedroom(s)

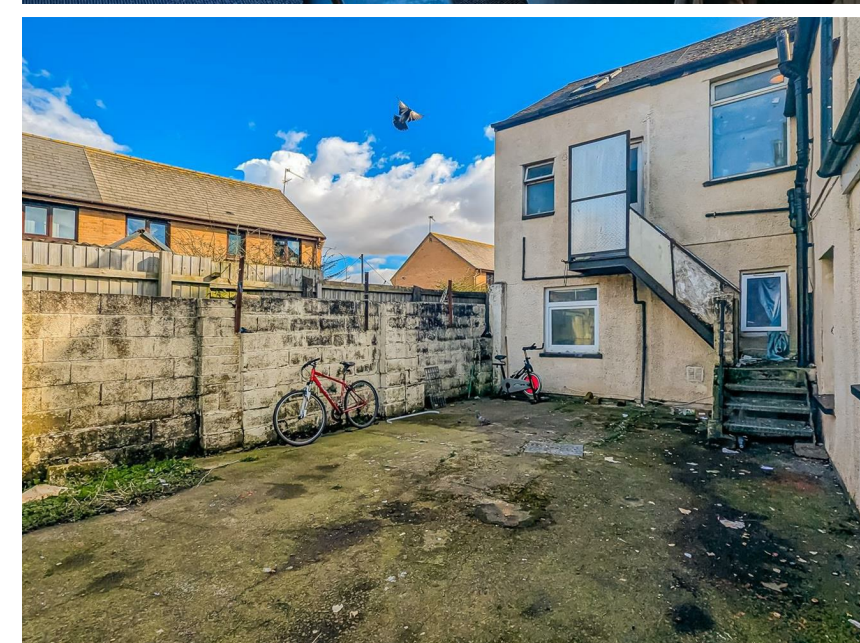


2 Bathroom(s)



1686.00 sq ft

A great investment opportunity. Loosely converted into 2 flats, and offers 7-8 bedrooms, two kitchens, two bathrooms and good size loft space. Currently rented with £2,700 per month rent, offering nearly 9.7% return at the asking price.



PROPERTY SPECIALIST

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Director





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Ruby Street, Splott, CRF

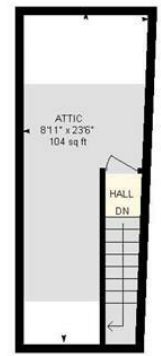
Main Building: Total Interior Area 1686.71 sq ft



Ground Floor



1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

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		
England & Wales	EU Directive 2002/91/EC 