



# KEY

EXECUTIVE

SALES

**Price £550,000**

**, Richards Street, Cardiff CF24 4DA**



- Investment Opportunity
- No Chain
- Four Flats
- Work Required



**Flat 1 - Kitchen Ground Floor**

11'5" x 11'5" (3.50m x 3.50m)  
Green Splash back tiling, Electric Hob, Indesit Oven, Wall mounted extractor hood, mixture of overhead and base units. Bosch Washing machine and freestanding Bosch fridge/freezer. Bay Window to front with dining and living space (Approximate measurements into bay window).

**Front bedroom (First Floor)**

9'2" x 9'2" (2.80m x 2.80m)  
Laminate Flooring with door leading window to rear, accommodates double bed and space for storage desk unit and wardrobe. Window facing rear and spotlight lighting.

**Bedroom Ground Floor**

9'10" x 8'10" (3.00m x 2.70m)  
Laminate Flooring with door leading large window to rear, accommodates double bed and space for storage drawer units and wardrobe. Spotlight lighting.

**Flat 4 - Kitchen First Floor**

15'3" x 10'9" (4.65m x 3.30m)  
Green Splash back tiling, Gas Lamona Hob, Oven, Wall mounted extractor hood, mixture of overhead and base units. Statesman washing machine and freestanding Bosch fridge/freezer. Window to front with dining and living space. Laminate flooring and spotlight lighting

**Flat 2 - Kitchen Ground Floor**

14'11" x 17'0" (4.55m x 5.20m)  
Green Splash back tiling, Gas Hob, Lamona Oven, Bosch Dishwasher, Wall mounted extractor hood, mixture of overhead and base units. Zanussi Washing machine and freestanding Bosch fridge/freezer. Dining and living space.

**Rear Bedroom Second Floor**

9'6" x 8'2" (2.90m x 2.50m)  
Laminate flooring, accommodates double bed and space for storage drawer unit and wardrobe. Window facing rear and spotlight lighting.

**Bedroom Ground Floor**

11'7" x 8'6" (3.55m x 2.60m)  
Laminate Flooring with door leading window to rear, accommodates double bed and space for storage desk unit and wardrobe. Spotlight lighting

**Front bedroom Second Floor**

15'1" x 10'7" (4.60m x 3.25m)  
Laminate flooring, accommodates double bed and space for storage drawer unit and wardrobe. Velux window facing rear, eaves storage and spotlight lighting.

**Rear Bedroom Ground Floor**

8'0" x 11'9" (2.45m x 3.60m)  
Laminate Flooring with door leading to rear garden, accommodates double bed and space for storage drawers and wardrobe. Spotlight lighting.

**Flat 3 - Kitchen First Floor**

14'1" x 14'9" (4.30m x 4.50m)  
Green Splash back tiling, Gas Lamona Hob, Oven, Wall mounted extractor hood, mixture of overhead and base units. Bosch Washing machine and freestanding Bosch fridge/freezer. Dining and living space. Approximate measurements into corners

**Rear Bedroom First Floor**

9'6" x 9'2" (2.90m x 2.80m)  
Laminate Flooring with door leading window to rear, accommodates double bed and space for storage desk unit and wardrobe. Window to rear and spotlight lighting.



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Introducing this great investment opportunity of a freehold property which is made up of four self-contained apartments.

The property comprises of a one-bedroom apartment and a two-bedroom apartment with garden access to the rear on the ground floor. On the first floor you will find a two-bedroom apartment at the rear of the property and a two- bedroom duplex apartment to the front leading up to the attic level with one bedroom including a shower-room.

Flat 1: 1 Bedroom - £800

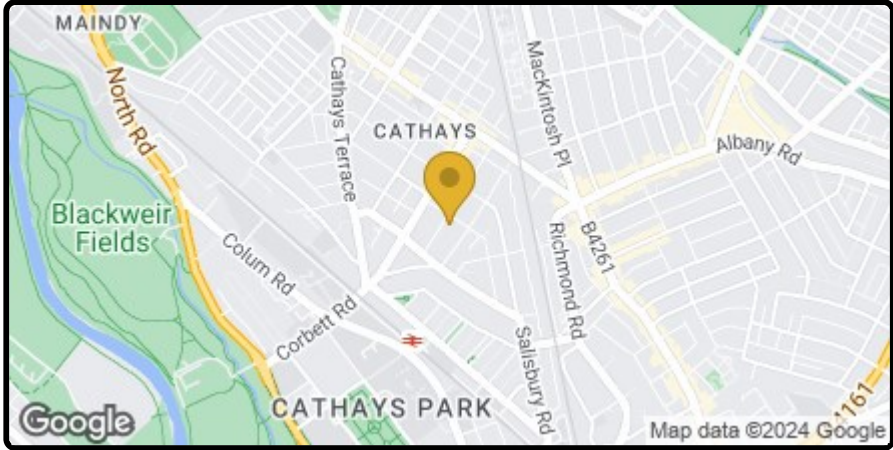
Flat 2: 2 Bedroom - £1000

Flat 3: 2 Bedroom - £1200

Flat 4: 2 Bedroom (Two Bathrooms) - £1200pcm

9.6% Gross Yield

The property does require some updating throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Key Executive Sales**

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Ground Floor



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