

KEY

EXECUTIVE

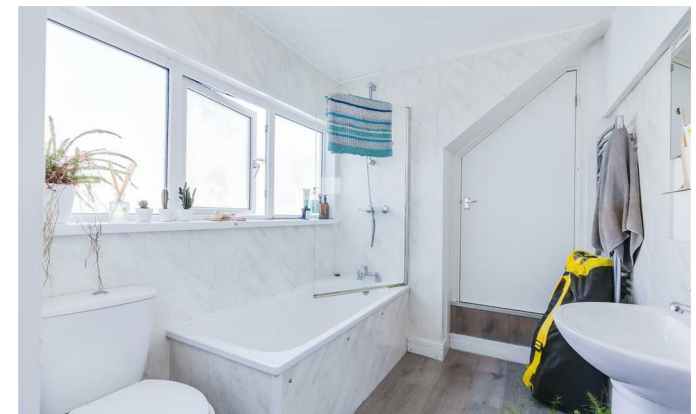
SALES



Guide Price £450,000 , Penylan Road, Roath, Cardiff CF24 3PF



- Block of five self contained apartments
- Prime Location next to Wellfield Road
- £42,300 p.a. - 9.39% Yield
- Investment Opportunity



, Penylan Road, Roath, Cardiff, CF24

3PF

Nestled in a highly sought-after location, this charming Victorian terraced property on Pen-y-lan Road has been thoughtfully divided into five individual one-bedroom apartments, making it an ideal investment opportunity for prospective landlords or those seeking a property with multiple income streams.

Each apartment is well-maintained, offering a comfortable and contemporary living space, while still retaining the character and charm that comes with a Victorian home. The property enjoys a central location, with excellent transport links to the city centre and a variety of local amenities within easy reach.

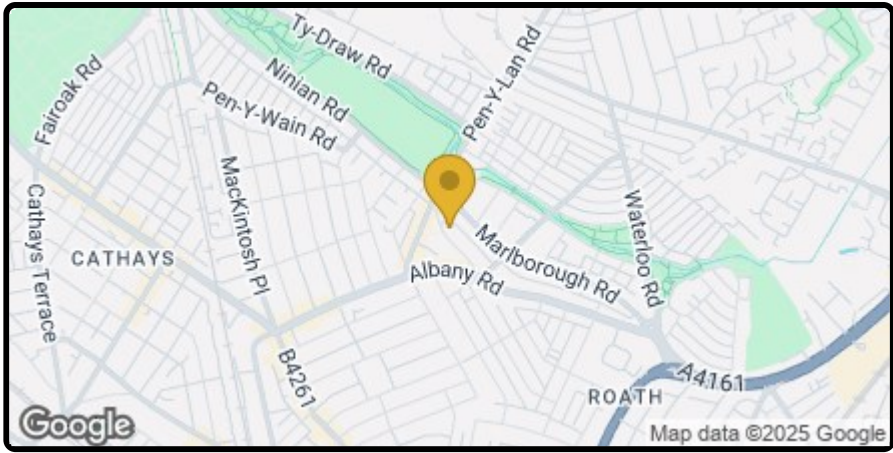
Property Rental Overview:

- Flat 1: £750.00 per month - 33 sq meters (according to EPC) - D
- Flat 2: £600.00 per month - 28 sq meters (according to EPC) - D
- Flat 3: £700.00 per month - 34 sq meters (according to EPC) - C
- Flat 4: £650.00 per month - 35 sq meters (according to EPC) - D
- Flat 5: £725.00 per month - 33 sq meters (according to EPC) - D

Total Rental Income: £3,525.00 per month - 9.39% Yield

This property offers the perfect opportunity to acquire a profitable multi-unit rental property in a desirable area of Cardiff. With its proximity to local amenities, transport links, and Cardiff city centre, the potential for steady rental income is strong.

With refurbishment on the flats in the future there is plenty of uplift potential on the rental income for the next owner to capitalize on.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key Executive Sales

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Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.3 sq. feet)



Second Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 188.7 sq. metres (2031.6 sq. feet)