

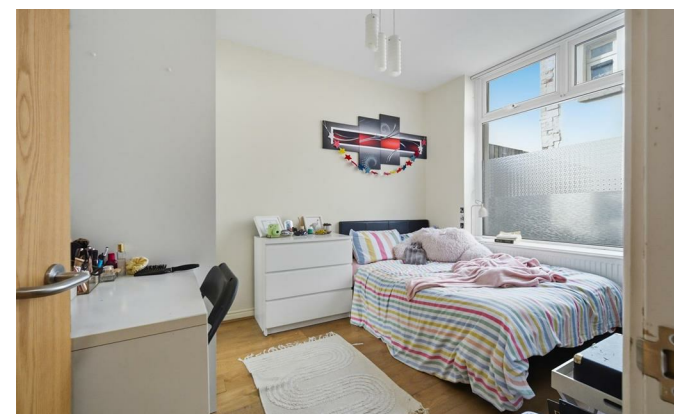


£600,000

, Gordon Road, Cardiff CF24 3AL



- Freehold end of Terrace property converted into three self-contained flats
- Achieving a strong 8.1% yield
- 2 Three Bedroom Flats & 1 One G/F Bedroom Flat
- Fully tenanted investment with consistent income
- Well-maintained and in excellent condition
- Prime Roath location close to Cardiff University and City Centre
- Permit Parking available



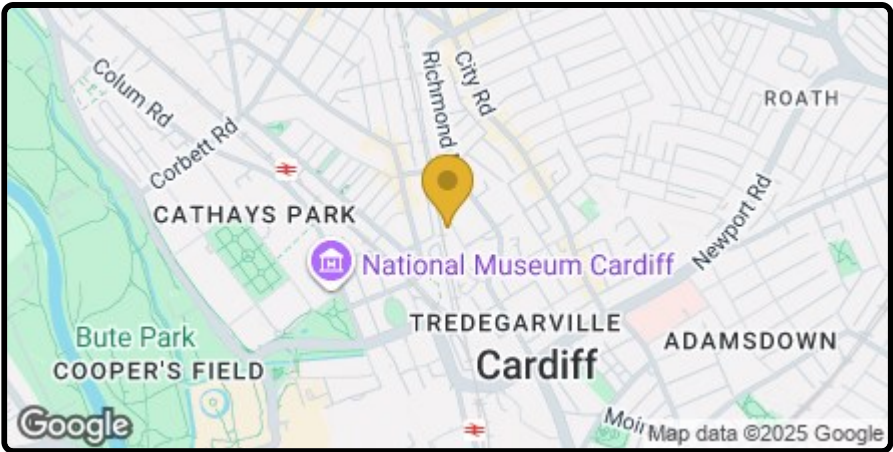
, Gordon Road, Cardiff, CF24 3AL

A rare opportunity to acquire a high-yielding investment property in one of Cardiff's most desirable rental locations. This attractive semi-detached house on Gordon Road, Roath, has been professionally converted into three self-contained flats, providing a total of seven bedrooms across the building. Well-presented throughout and maintained to a high standard by reliable tenants, this is a truly turnkey investment offering both strong returns and minimal ongoing management.

Each flat has been thoughtfully arranged to maximize space and natural light, offering modern living accommodation that continues to appeal to the area's strong tenant base of students and professionals. The property benefits from a practical layout, a clean and tidy presentation, and has been consistently well cared for, both internally and externally. Located just moments from Cardiff University, Roath Park, and a wide range of local amenities, Gordon Road sits within one of the city's most sought-after postcodes for rental demand and long-term capital growth.

Currently fully tenanted and achieving an impressive 8.1% rental yield, the property generates immediate and reliable income. With its solid rental history, excellent condition, and prime location, this investment offers the perfect blend of stability, performance, and potential. Whether you're an established investor or looking for your first portfolio purchase, this is an opportunity to secure a well-performing asset in a thriving part of Cardiff.

Properties of this quality and yield in Roath rarely come to market. Contact us today for full financial details or to arrange a private viewing.



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	

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

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863

