



**Guide Price £900,000 , The Walk, Roath, Cardiff CF24 3AF**





- Fully tenanted Investment achieving a 7.25% yield
- Period End of Freehold Terrace Block of Apartments just off Richmond Rd
- Comprising of 5 apartments - 3 two bedroom Apartments and 2 One Bed Apartment
- Ideal Student or Professional Let
- Two recently refurbished flats with modern finishes
- Walking Distance to Centre and next door to Univesity Engineering Building
- Reliable, low-maintenance investment opportunity



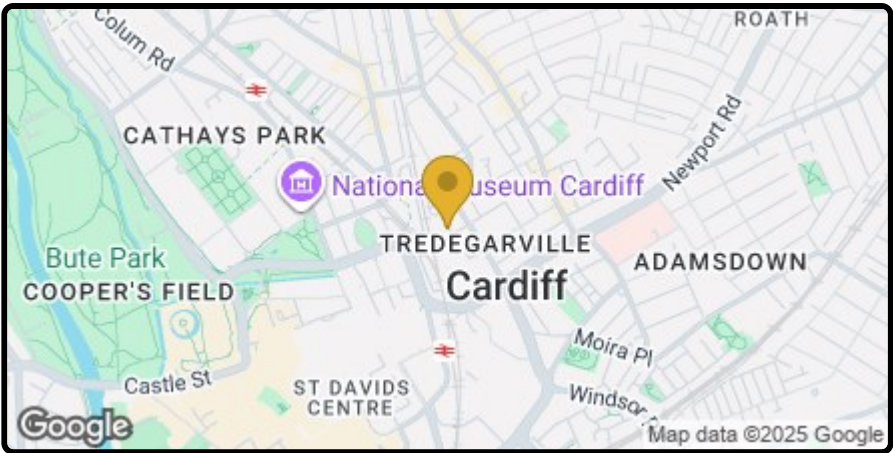
# , The Walk, Roath, Cardiff, CF24 3AF

A superb investment opportunity in the heart of Roath — this substantial semi-detached building on The Walk has been expertly converted into five self-contained flats, offering investors a strong and dependable income stream in one of Cardiff's most desirable and high-demand rental areas.

The property comprises three spacious two-bedroom flats and two well-proportioned one-bedroom flats, providing a flexible mix of accommodation that caters perfectly to young professionals, students, and couples alike. Two of the flats to the rear have been recently modernized, benefitting from stylish new kitchens, contemporary bathrooms, upgraded flooring, and tasteful décor throughout. The result is a property that combines character and modern comfort, ensuring excellent tenant retention and minimal ongoing maintenance.

Fully let and generating an attractive 7.25% yield, this property presents a ready-made, income-producing investment with consistent returns. Situated on The Walk, tenants enjoy the convenience of being just a short walk from Cardiff city center, Cardiff University, and the lively amenities of Albany Road and City Road. This central location guarantees strong demand and low void periods, making it a robust long-term investment opportunity.

Opportunities to acquire well-maintained, fully tenanted buildings in this prime Roath location are increasingly rare. Early enquiry is strongly advised to secure this exceptional, high-yielding asset — a perfect turnkey addition to any growing portfolio.



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		
	76	79
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

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