



£420,000

, Glenroy Street, Cardiff CF24 3LA



- Two self-contained flats – one 2-bed with garden, one 3-bed upper flat.
- Fully let, generating £2,800 pcm (8.03% yield).
- Recently refurbished top-floor apartment.
- Private outside space for the ground-floor flat.
- Well-maintained and ready-made investment.
- Prime Roath location near Albany & City Road.
- Easy access to city centre and university.
- Strong rental demand from professionals and students.



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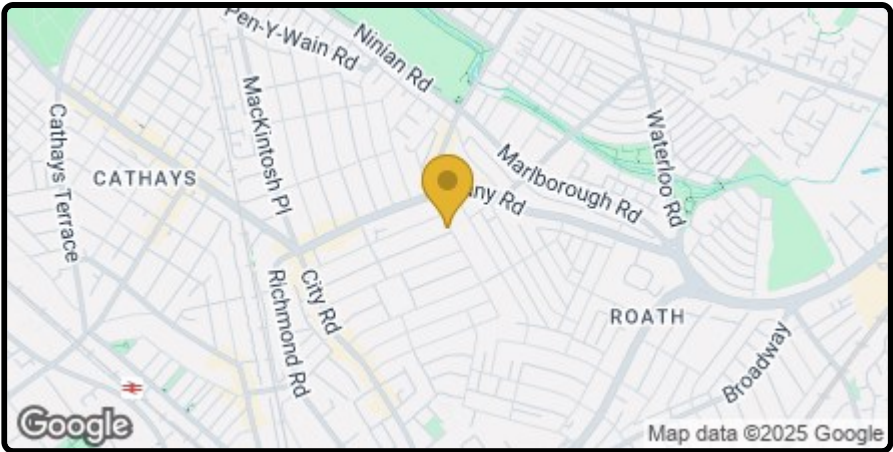
A rare opportunity to acquire a high-yielding and well-maintained investment property in the ever-popular district of Roath. Located on Glenroy Street, this impressive building has been thoughtfully converted into two self-contained flats, offering an immediate and reliable rental income stream in one of Cardiff's most desirable and consistently high-demand rental areas.

The property comprises a two-bedroom ground-floor flat with the added benefit of private outside space — an increasingly valuable feature for tenants seeking a balance between convenience and outdoor living — and a three-bedroom flat occupying the upper floors, which has been tastefully renovated within the past couple of years. Both units present well and are fully let, producing a combined rental income of approximately £2,800 per calendar month, delivering a strong gross yield of 8.03%. This makes the property an appealing turnkey investment for landlords and portfolio buyers alike.

Internally, the upper flat showcases a modern finish, with recent improvements that enhance both comfort and aesthetic appeal. The ground-floor flat retains a bright and spacious layout, with direct access to its own private courtyard garden, providing an attractive feature that ensures steady tenant demand. The property has been well cared for and consistently maintained, meaning any incoming investor can enjoy a hands-off and immediate income from day one.

Perfectly situated close to Albany Road, Wellfield Road, and City Road, residents benefit from a wealth of local shops, cafés, bars, and restaurants, all within easy walking distance. The property also offers excellent accessibility to Cardiff city center, the University buildings, and major transport links, making it particularly appealing to both professionals and students.

With strong rental performance, desirable location, and a proven yield, this is an opportunity not to be missed. Contact us today to arrange a viewing or request further information.



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		
75		79
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

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