



A well-positioned investment opportunity comprising a block of three self-contained residential units, ideally suited for investors seeking strong rental yield and long-term capital growth.

The property consists of one studio flat and two one-bedroom flats, offering a diverse rental mix that appeals to a broad tenant base. Each unit is self-contained, making the building straightforward to manage and highly lettable.

Located in an established residential area, the property benefits from good local amenities and transport links, enhancing its appeal to tenants and ensuring consistent demand.

#### Key Features:

- Freehold block of 3 flats
- 1 x studio flat
- 2 x one-bedroom flats
- Fully self-contained units
- Strong rental income potential
- Ideal investment opportunity

This is an excellent opportunity to acquire a ready-made residential investment with immediate income potential.



# Energy performance certificate (EPC)

GROUND FLOOR FRONT FLAT  
229 INVERNESS PLACE  
ROATH  
CARDIFF  
CF24 4RY

Energy rating

**D**

Valid until: **11 June 2031**

Certificate number: **0320-2937-6040-2799-3321**

Property type	Ground-floor flat
Total floor area	28 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 <b>C</b>
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		