KEY EXECUTIVE SALES

£140,000

44, West Bute Street, Cardiff CF10 5LL

- One-bedroom apartment located within the well-regarded Cymric Buildings
- Ideal for first-time buyers, professionals, or investors
- Bright and well-proportioned open plan living space including high ceilings
- Modern fitted kitchen with integrated appliances
- Spacious double bedroom with ample storage
- Secure entry system providing peace of mind
- Allocated parking space included
- Convenient city location with excellent access to local amenities, transport links, and Cardiff city centre
- Strong rental demand area, offering attractive investment potential
- Chain-free

Living/Kitchen/Dining

Master Bedroom

Bathroom

Storage

Balcony

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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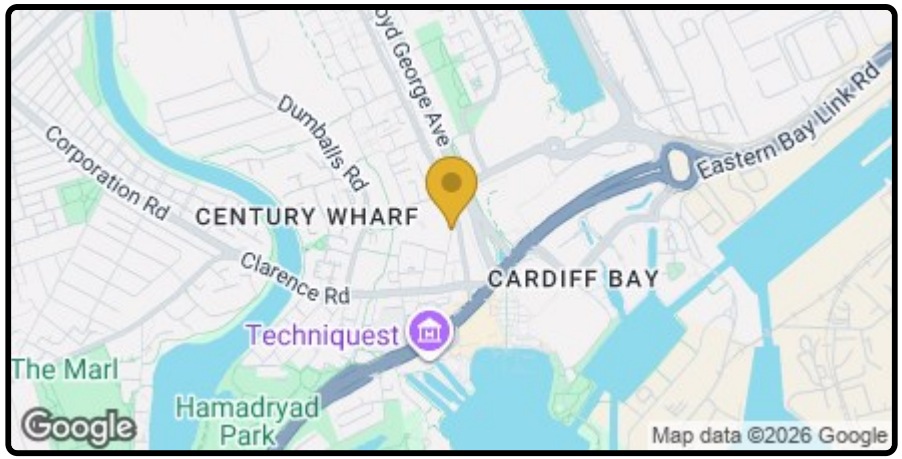


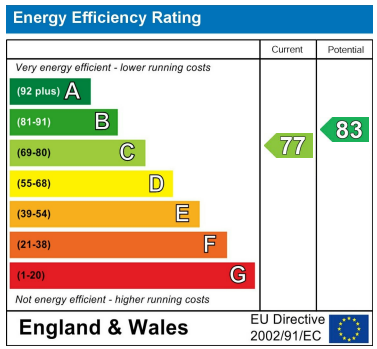
An outstanding opportunity to acquire this second-floor apartment within one of Cardiff Bay's most popular developments. An excellent buy-to-let investment opportunity, this property is available with a tenant in situ, providing an immediate rental income from completion. Alternatively, it can be offered with vacant possession, making it equally appealing to owner-occupiers. Combining strong investment potential with low-maintenance living, this is a fantastic opportunity for landlords looking to expand their portfolio.

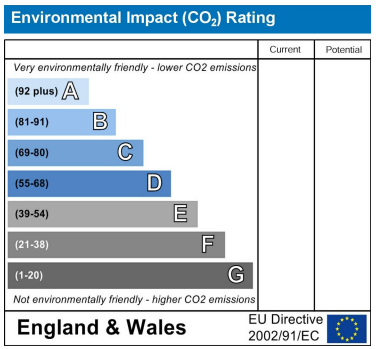
Perfectly located within walking distance of Cardiff Bay and the City Centre, this modern apartment provides the ideal balance of convenience and lifestyle. Mermaid Quay is just a short stroll away, offering a fantastic range of bars, restaurants, and shops, while excellent transport links provide easy access across the city.

Inside, the apartment features a bright open-plan living area, a modern fitted kitchen with integrated appliances, and a private balcony offering a pleasant outlook. The spacious double bedroom enjoys plenty of natural light, while electric heating ensures year-round comfort. The property has been beautifully maintained, reflecting its excellent condition throughout.

With contemporary finishes, allocated parking, and ongoing demand for high-quality rentals in Cardiff Bay, this property is a sound investment. The development is well cared for, and its central yet peaceful setting continues to attract professionals and long-term tenants, ensuring strong and stable returns.

Don't miss this chance to secure a turnkey investment in one of Cardiff's most desirable locations. Contact us today to arrange a viewing or to discuss the current tenancy and rental yield in more detail.





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