



**KEYLET**  
GROUP

**KEY**  
EXECUTIVE  
SALES

**DIGIPROP**  
Digital Property Solutions

**£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

**Living/Kitchen/Dining**

**Master Bedroom**

• Chain-free

**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



# 44, West Bute Street, Cardiff, CF10 5LL

An outstanding opportunity to acquire this immaculate second-floor apartment within one of Cardiff Bay's most popular developments. The property is being sold with a tenant in situ, offering an immediate rental return and a ready-made investment for landlords seeking a reliable, low-maintenance asset.

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.



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 <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	

## Key Executive Sales

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