



KEY

EXECUTIVE

SALES

Guide Price £525,000 , Connaught Road GF, Roath, Cardiff CF24 3PW



- Freehold
- Two Large Apartments
- Perfect investment opportunity
- 5 Bedrooms and Two Bathrooms
- Rear lane garden access.
- Chain Free



**, Connaught Road GF, Roath, Cardiff,
CF24 3PW**

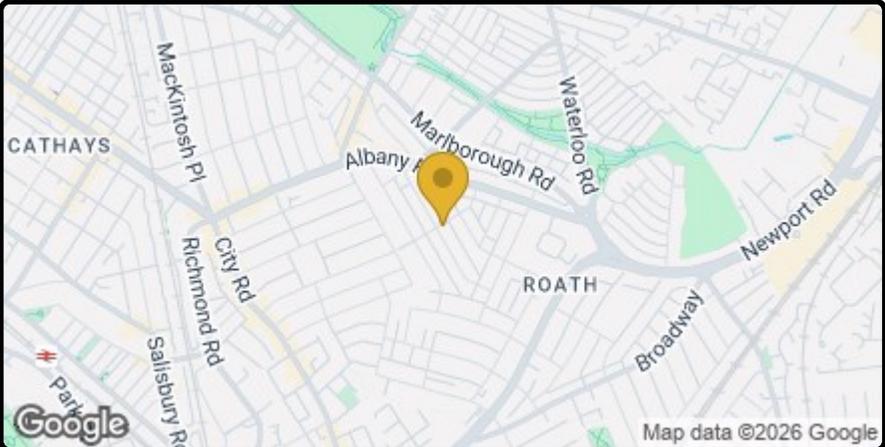
This well-presented, large Victorian terrace property offers an excellent investment opportunity in a prime location, with an expected rental income of £36,800. The ground floor garden flat is currently vacant and the three bedroom HMO (maisonette) above is achieving £1500pcm. Situated in a highly desirable area, the property is within easy reach of the City Centre, university campuses, and a wide range of local amenities. Albany and Wellfield Roads are just a short walk away, offering a vibrant selection of shops, cafes, restaurants, and bars, while the nearby Roath Park adds further appeal to this sought-after neighborhood.

The property comprises two self-contained apartments. The ground floor apartment features two bedrooms and a spacious open-plan kitchen and living area to the rear, opening directly onto the garden—perfect for modern living. Occupying the first and second floors is a generous three-bedroom HMO licensed apartment, offering well-proportioned accommodation ideal for families, professionals or students.

This is a rare opportunity to acquire a large well maintained, income-producing freehold property in one of the city’s most popular locations.

Apartment 1 - EPC C - 80 sq meters

Apartment - EPC C - 108 sq meters

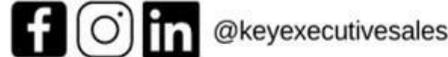


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	80
England & Wales		EU Directive 2002/91/EC	

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	

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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Ground Floor

Approx. 80.8 sq. metres (869.8 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Second Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 184.9 sq. metres (1990.2 sq. feet)