



KEY
EXECUTIVE
SALES

£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.
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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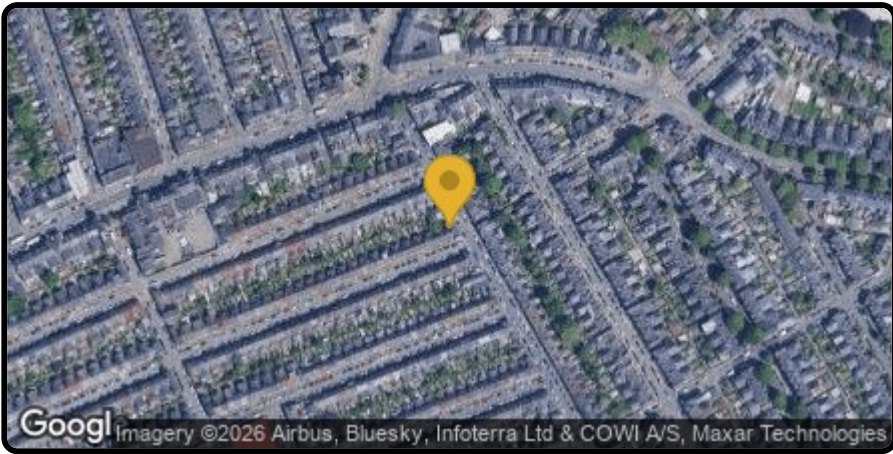
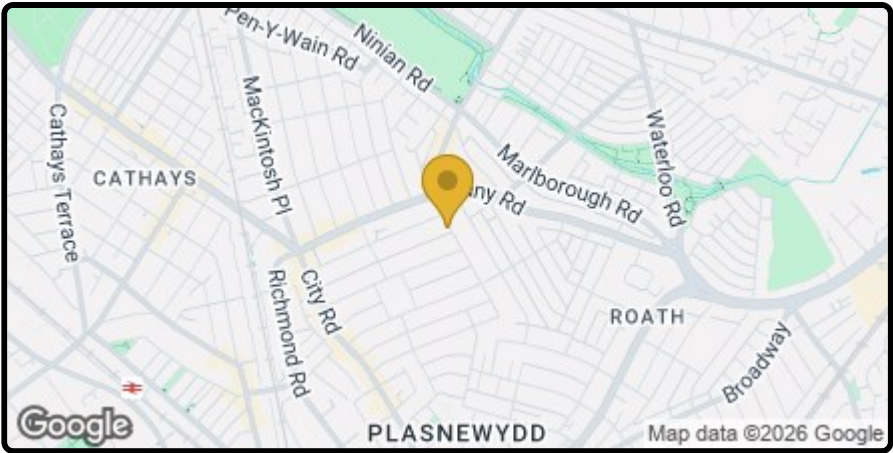
A rare opportunity to acquire a high-yielding and well-maintained investment property in the ever-popular district of Roath. Located on Glenroy Street, this attractive building has been converted into two self-contained maisonettes, each benefiting from its own private entrance, offering an immediate and reliable rental income stream in one of Cardiff's most consistently high-demand rental areas.

The property comprises a two-bedroom ground-floor maisonette with the added benefit of private outside space — an increasingly sought-after feature for tenants — and a three-bedroom first-floor maisonette occupying the upper levels, which has recently been renovated to a high standard. Both units are fully let and well presented, producing a combined rental income of approximately £2,800 per calendar month and delivering a strong gross yield of 8.03%. This makes the property an excellent turnkey investment for landlords and portfolio buyers alike.

Internally, the first-floor maisonette offers a modern finish following recent improvements, enhancing both comfort and visual appeal. The ground-floor maisonette provides a bright and spacious layout with direct access to its own private courtyard garden, supporting strong and consistent tenant demand. The property has been carefully maintained throughout, allowing any incoming investor to benefit from a hands-off investment from day one.

Ideally positioned close to Albany Road, Wellfield Road, and City Road, residents enjoy easy access to a wide range of shops, cafés, bars, and restaurants. The property also benefits from excellent connectivity to Cardiff city center, university buildings, and major transport links, making it highly attractive to both professionals and students.

With proven rental performance, a prime location, and strong yield credentials, 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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