www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Ruby Street

ADAMSDOWN

£2700 per month Investment property just outside of cardiff city centre

Comments by Mr Ramzy Bancroft

Property Specialist

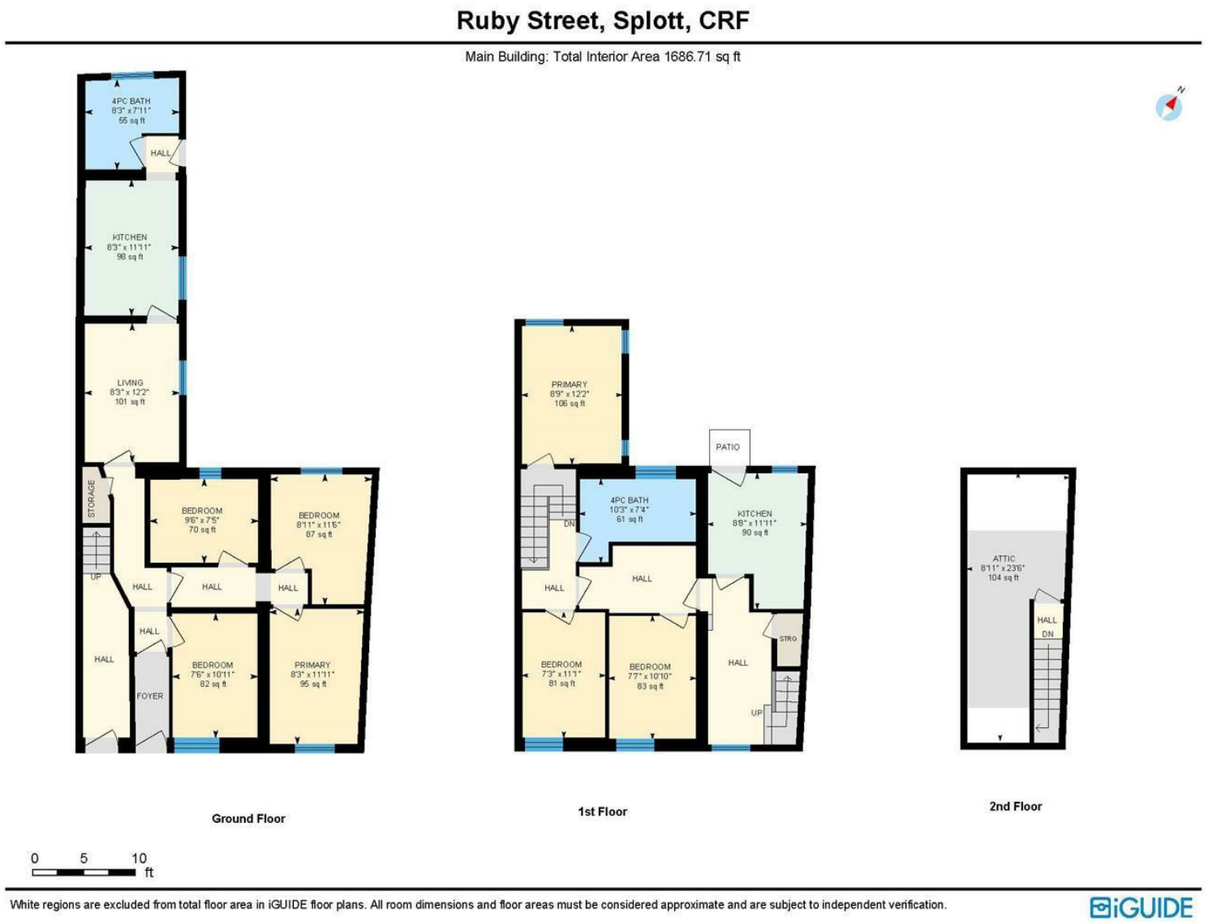
Mr Ramzy Bancroft

Branch manager

Ramzy@jeffreyross.co.uk

Investment property just outside of cardiff city centre

Comments by the Homeowner



Ruby Street

Adamsdown, Cardiff, CF24 1LP

Asking Price

£310,000

8 Bedroom(s) | 2 Bathroom(s) | 1686.00 sq ft

Contact our

Penylan Branch

02920 499680

OFFERS OVER £310,000
A great investment opportunity. Loosely converted into 2 flats, and offers 7-8 bedrooms, two kitchens , two bathrooms and good size loft space. Currently rented with £2,700 per month rent, offering nearly 10.1% return at the asking price.

Entrance Hall

Ground Floor Flat

Living Room 8'3" x 12'2" (2.51m x 3.71m)

Kitchen 8'3" x 11'11" (2.51m x 3.63m)

Bathroom 8'3" x 7'11" (2.51m x 2.41m)

Bedroom One 8'3" x 11'11" (2.51m x 3.63m)

Bedroom Two 8'11" x 11'5" (2.72m x 3.48m)

Bedroom Three 7'6" x 10'11" (2.29m x 3.33m)

Bedroom Four 9'6" x 7'5" (2.90m x 2.26m)

First Floor Flat

Living Room 8'9" x 12'2" (2.67m x 3.71m)

Kitchen 8'8" x 11'11" (2.64m x 3.63m)

Bedroom One 7'3" x 11'1" (2.21m x 3.38m)

Bedroom Two 7'7" x 1'10" (2.31m x 0.56m)

Bathroom 10'3" x 7'4" (3.12m x 2.24m)

Attic 8' 11" x 23'6" (2.44m 3.35m x 7.16m)

School Catchment

Stacey Primary School (year 2024-25)
Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

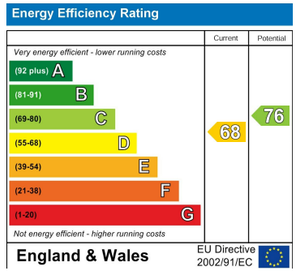
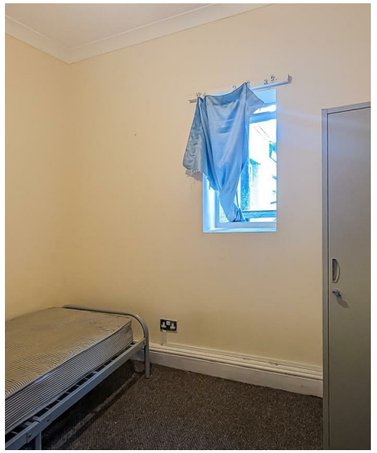
subject to change & availability

Council Tax

Band B

Tenure

Freehold, but this is to be confirmed by your solicitors


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
68
76
England & Wales
EU Directive 2002/91/EC