



**£140,000**

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



- Excellent investment opportunity
- Prime Cardiff Bay location
- Bright open-plan living area
- Spacious double bedroom
- Allocated parking space
- Strong rental demand

**Living/Kitchen/Dining**

**Master Bedroom**

**Bathroom**

**Storage**

**Balcony**



# 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.

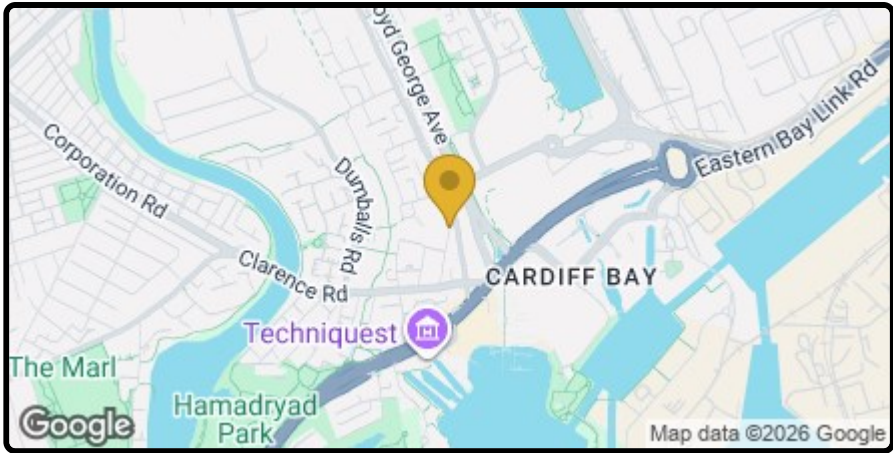
Perfectly located within walking distance of Cardiff Bay and the City Centre, this modern apartment provides the ideal balance of convenience and lifestyle. Mermaid Quay is just a short stroll away, offering a fantastic range of bars, restaurants, and shops, while excellent transport links provide easy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

**\*\*Lease Information To Follow\*\***



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			
		77	83
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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