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CARDIFF

VALE

CAERPHILLY

BRISTOL





A perfect buy to let invetsment given the current returns in the area. Rental demand has never been higher in Roath, with the right modifications this apartment could generate further income. Speak to me about how.

Comments by Mr Nicky Pearcey

Property Specialist

Mr Nicky Pearcey

Lettings Negotiator

nicky@jeffreygross.co.uk

TBC

Comments by the Homeowner

A photograph of a kitchen interior. It has wooden cabinets, a dark countertop, a stainless steel sink, and a white washing machine. There is a window above the sink with a small plant on the sill.



Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Alfred Street

Roath, Cardiff, CF24 4TZ

PCM

£1,250 PCM



3 Bedroom(s)



1 Bathroom(s)



757.00 sq ft



Contact our
Penylan Branch
02920 499680

A nicely presented three-bedroom duplex apartment on Alfred Street, Roath. Situated in one of Cardiff's most sought-after rental locations, this spacious duplex offers generous living accommodation over two floors. The property comprises a bright and spacious reception room, a well-appointed kitchen, three well-proportioned bedrooms and a modern bathroom. The duplex layout provides a practical separation between the living and sleeping areas, making it ideal for professional sharers or a family.

Located in the heart of Roath, the property is within easy reach of an excellent range of local shops, cafés, parks, Cardiff University, and Cardiff city centre, with superb public transport links nearby. The property further benefits from gas central heating.

Please note, this property does not have a HMO LICENSE therefore is not suitable for 3 or more sharers.

EPC Rating: D
Council Tax Band: C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



Communal Entrance

Hallway with access to ground and first floor apartments

Landing

Living Room 15'8" x 11'2" (4.78m x 3.41m)

Kitchen 9'1" x 7'2" (2.78m x 2.20m)

Dining Room / Bedroom Two 12'3" x 9'11" (3.75m x 3.03m)

Bedroom One 10'5" x 10'0" (3.20m x 3.06m)

To the Second Floor

Bathroom 9'10" x 5'6" (3.01m x 1.70m)

Bedroom Three 8'6" x 6'8" (2.60m x 2.04m)

Tenure

Leasehold, with approx 60 years remaining, but this is to be confirmed by your solicitor

Council Tax

Band - C

Charges

TBC

Additonal Information

The property is currently let at £1,300 PCM until October 2026.
8.21% yield before charges
Offered with no onward chain





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC