



# KEY

EXECUTIVE

SALES

**Guide Price £850,000 , The Walk, Roath, Cardiff CF24 3AF**



- Fully tenanted Investment achieving a 7.25% yield
- Period End of Freehold Terrace Block of Apartments just off Richmond Rd
- Comprising of 5 apartments - 3 two bedroom Apartments and 2 One Bed Apartment
- Ideal Student or Professional Let
- Two recently refurbished flats with modern finishes
- Walking Distance to Centre and next door to Univesity Engineering Building
- Reliable, low-maintenance investment opportunity



# , The Walk, Roath, Cardiff, CF24 3AF

A superb investment opportunity in the heart of Roath, this substantial semi-detached building on The Walk offers a high-performing, fully let rental asset in one of Cardiff's most desirable and consistently high-demand locations.

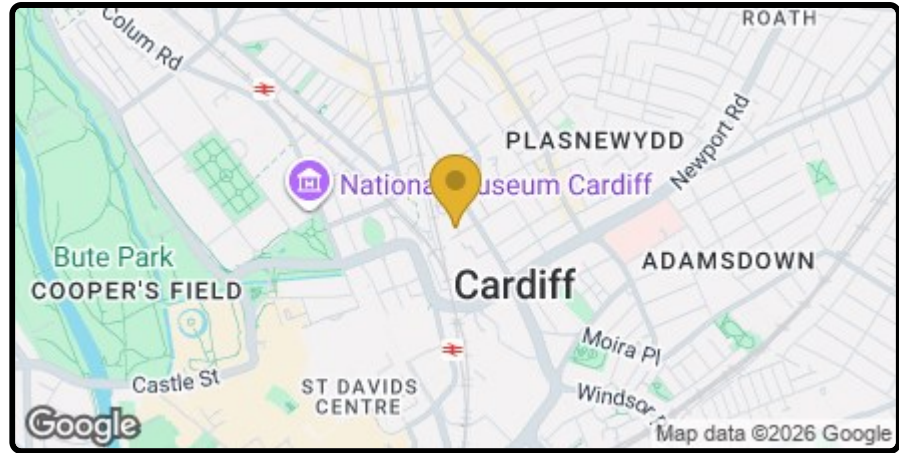
The property comprises five self-contained flats within the main building, including three spacious two-bedroom flats and two well-proportioned one-bedroom flats, alongside a newly constructed semi-detached maisonette. The maisonette benefits from its own private entrance and a dedicated patio area, adding further appeal and diversity to the income stream.

Two of the rear flats have been recently modernised, featuring stylish new kitchens, contemporary bathrooms, upgraded flooring, and tasteful décor throughout. The blend of period character and modern comfort supports strong tenant demand, excellent retention, and minimal ongoing maintenance.

The property is fully let and producing an attractive 7.68% yield, with the added advantage of being entirely secured for the 2026/27 academic year, offering investors immediate income certainty from day one.

Further value is provided by land to the rear extending to the boundary with Richmond Crescent, which may offer future development potential subject to the necessary planning consents. Part of this land has already been fenced off and is currently used for storage, highlighting both its practicality and potential.

Located on The Walk, tenants enjoy easy access to Cardiff city center, Cardiff University, and the popular amenities of Albany Road and City Road. Opportunities to acquire a fully let investment with additional development potential in this prime Roath location are increasingly rare. Early enquiry is strongly advised to secure this exceptional, turnkey asset.



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			
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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