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Colum Road

CATHAYS

CARDIFF

VALE

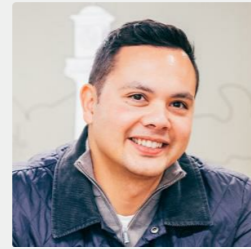
CAERPHILLY

BRISTOL



A great investment on the edge of Cardiff city centre

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner





Flat 1

Ground floor two bedroom flat. currently let for £1195 per month

Flat 2

First floor two bedroom flat. Currently let for £1100 per month

Flat 3

Top floor one bedroom flat. Currently let for £825 per month

Garden

Tenure

Freehold bit this is to be confirmed by your solicitor

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		



Colum Road

Cathays, Cardiff, CF10 3EF

Asking Price

£495,000



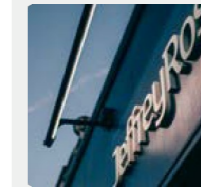
5 Bedroom(s)



5 Bathroom(s)



2020.00 sq ft



Contact our
Penylan Branch

02920 499680

**** GREAT INVESTMENT & LOCATION ** 3 x FLATS**

Located just outside of Cardiff City Centre, is this fantastic investment opportunity to acquire a freehold property, converted into into THREE FLATS. Currently made up of 2 spacious TWO BEDROOM FLATS ,and 1 ONE BEDROOM FLAT, with £38,640 yearly income, representing nearly an 8% yield, with potential to improve the rents. Situated in a very desirable location within a short walk of Cardiff Uni building, the Hospital, as well as parks and shops, making this great for professionals & students.



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