



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHELLY

BRISTOL



*A perfect buy to let investment 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



Total floor area 70.3 m<sup>2</sup> (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

£1,400 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

#### Council Tax

Band - C

#### Landing

#### Charges

TBC

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

#### Additional Information

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

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

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

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)



