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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Ruby Street*

ADAMSDOWN



£2700 per month Investment property just outside of cardiff city centre

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

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## Ruby Street, Splott, CRF

Main Building: Total Interior Area 1686.71 sq ft



Ground Floor

1st Floor

2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Investment property just outside of cardiff city centre

Comments by the Homeowner





# Ruby Street

Adamsdown, Cardiff, CF24 1LP

Asking Price

£325,000



7 Bedroom(s)



2 Bathroom(s)



1686.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

A great investment opportunity. Loosely converted into 2 flats, and offers 7-8 bedrooms, two kitchens, two bathrooms and good size loft space. Currently rented with £2,700 per month rent, offering nearly 10.1% return at the asking price.



Entrance Hall	Kitchen 8'8" x 11'11" (2.64m x 3.63m)
Ground Floor Flat	Bedroom One 7'3" x 11'1" (2.21m x 3.38m)
Living Room 8'3" x 12'2" (2.51m x 3.71m)	Bedroom Two 7'7" x 1'10" (2.31m x 0.56m)
Kitchen 8'3" x 11'11" (2.51m x 3.63m)	Bathroom 10'3" x 7'4" (3.12m x 2.24m)
Bathroom 8'3" x 7'11" (2.51m x 2.41m)	Attic 8' 11" x 23'6" (2.44m 3.35m x 7.16m)
Bedroom One 8'3" x 11'11" (2.51m x 3.63m)	<b>School Catchment</b>
Bedroom Two 8'11" x 11'5" (2.72m x 3.48m)	Stacey Primary School (year 2024-25)
Bedroom Three 7'6" x 10'11" (2.29m x 3.33m)	Willows High School (year 2024-25)
Bedroom Four 9'6" x 7'5" (2.90m x 2.26m)	Ysgol Glan Morfa (year 2024-25)
First Floor Flat	Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Living Room 8'9" x 12'2" (2.67m x 3.71m)	subject to change & availability
	<b>Council Tax</b>
	Band B
	<b>Tenure</b>
	Freehold, but this is to be confirmed by your solicitors





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

