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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Alfred Street*

ROATH



*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

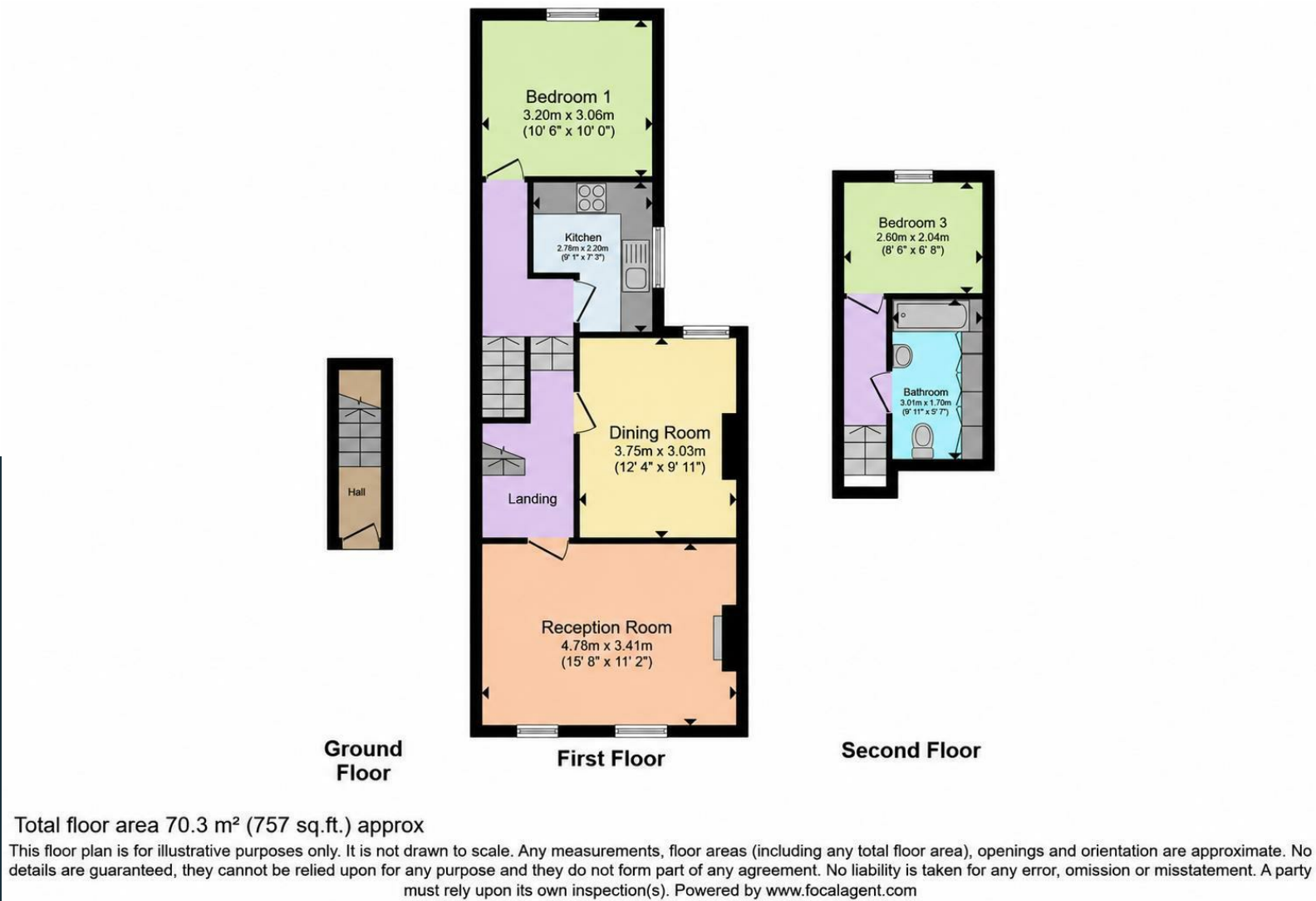
Mr Nicky Pearcey

Lettings Negotiator

nicky@jeffreygross.co.uk

TBC

Comments by the Homeowner





# 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.

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.





|                                                                                          |                                                                                                                               |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Communal Entrance</b>                                                                 | <b>Council Tax</b>                                                                                                            |
| Hallway with access to ground and first floor apartments                                 | Band - C                                                                                                                      |
| <b>Landing</b>                                                                           | <b>Charges</b>                                                                                                                |
|                                                                                          | TBC                                                                                                                           |
| <b>Living Room 15'8" x 11'2" (4.78m x 3.41m)</b>                                         | <b>Additonal Information</b>                                                                                                  |
| <b>Kitchen 9'1" x 7'2" (2.78m x 2.20m)</b>                                               | The property is currently let at £1,300 PCM until October 2026.<br>8.21% yield before charges<br>Offered with no onward chain |
| <b>Dining Room / Bedroom Two 12'3" x 9'11" (3.75m x 3.03m)</b>                           |                                                                                                                               |
| <b>Bedroom One 10'5" x 10'0" (3.20m x 3.06m)</b>                                         |                                                                                                                               |
| <b>To the Second Floor</b>                                                               |                                                                                                                               |
| <b>Bathroom 9'10" x 5'6" (3.01m x 1.70m)</b>                                             |                                                                                                                               |
| <b>Bedroom Three 8'6" x 6'8" (2.60m x 2.04m)</b>                                         |                                                                                                                               |
| <b>Tenure</b>                                                                            |                                                                                                                               |
| Leasehold, with approx 60 years remaining, but 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                                   |         | 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 |