

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Colum Road

CATHAYS



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
- Council tax**
Band - C

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.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk