

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



STRATHNAIRN STREET
ROATH

STRATHNAIRN STREET

ROATH, CF24 3JL - £310,000

Jeffrey Ross are pleased to bring to the market this 5 bed let property with income till 2025, and agreed £2375 pcm for 2025/26. The property comprises of entrance hall, two reception rooms, open plan kitchen / lounge, ground floor shower room, utility space, landing, three first floor bedrooms as well as a first floor bathroom. outside there is a low maintenance rear garden.

Located within close proximity to local, shops, amenities and Cardiff City Centre

Offered for sale chain free with HMO licence and income till 2025 making this an ideal investment opportunity.

2024 / 25 income - £2,250 pcm
2025 / 26 income - £2,375 pcm

5 bedroom(s) 2 bathroom(s) 1248.00 sq ft

- ENTRANCE HALL
- BEDROOM ONE
3.81m x 3.53m (12'6" x 11'7")
- BEDROOM TWO
3.35m x 3.66m (11' x 12')
- OPEN PLAN KITCHEN /LOUNGE
3.10m x 6.48m (10'2" x 21'3")
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- LANDING
- BEDROOM ONE
5.28m x 3.38m (17'4" x 11'1")
- BEDROOM TWO
3.07m x 4.72m (10'1" x 15'6")
- BEDROOM THREE
3.12m x 3.81m (10'3" x 12'6")
- BATHROOM
- GARDEN

TENURE
Freehold - This s to be confirmed with your legal representative

COUNCIL TAX
Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	85
(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



All measurements are approximate and for display purposes only