



Alfred Street

ROATH



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 Ramzy Bancroft



Property Specialist

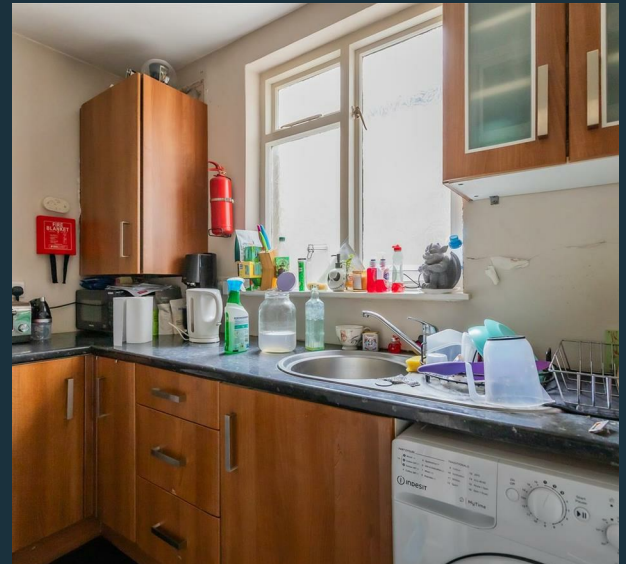
Mr Ramzy Bancroft

02920 499680

Ramzy@jeffreygross.co.uk

TBC

Comments by Homeowner





Alfred Street

Roath, Cardiff, CF24 4TZ

Offers Over

£190,000



3 Bedroom(s)



1 Bathroom(s)



757.00 sq ft



Contact our
Penylan branch

02920 499680

**** OFFERS OVER 190K **** Fantastic buy to let, Nestled in the sought-after area of Roath, Cardiff, this charming duplex flat on Alfred Street offers a delightful blend of comfort and convenience. Spanning an impressive 757 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for buy to let investment or professionals seeking ample living space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The layout of the flat is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property boasts a well-appointed bathroom, catering to the needs of modern living. With no chain involved, this flat presents a hassle-free opportunity for prospective buyers or renters looking to settle in a vibrant community.

With only 60 years remaining on the lease, funding needs to be considered. This apartment currently rents out for £1,300 pcm generating a yield of 8.21% before charges. The location is particularly appealing, with a variety of local amenities, parks, and excellent transport links nearby, making it easy to explore all that Cardiff has to offer.

In summary, this three-bedroom duplex flat on Alfred Street is a rare find in a desirable location, combining spacious living with investment potential. Whether you are looking to make it your home or add to your property portfolio, this flat is well worth considering.







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 	





Communal Entrance

Hallway with access to ground and first floor apartments

Landing

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

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

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

Council Tax

Band C

Charges

We have been informed there is no set service charge, and an annual ground rent of £50, but this is to be confirmed by a buyers solicitor

Additonal Information

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



Total floor area 70.3 m² (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

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V A L E

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B R I S T O L