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CARDIFF

VALE

CAERPHILLY

BRISTOL



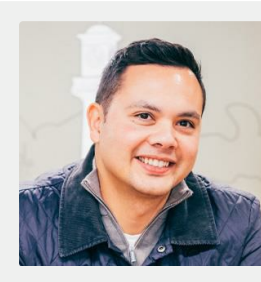
*Emerald Street*

ROATH



*A great buy to let investment just outside of cardiff centre*

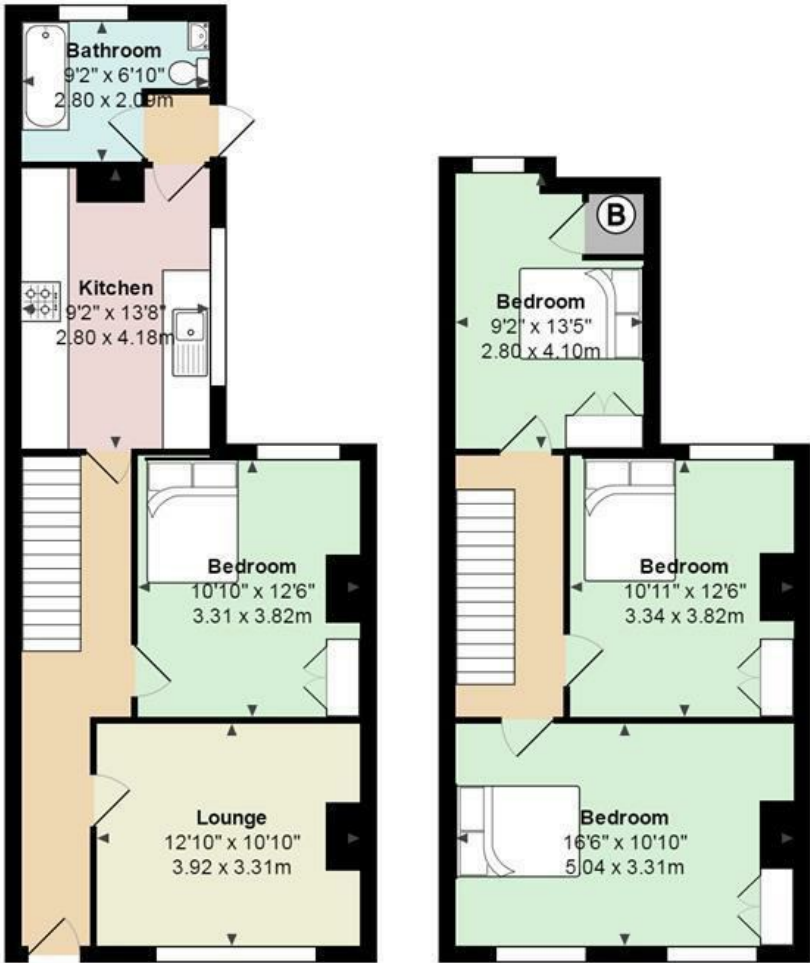
Comments by Mr Ramzy Bancroft



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

Ramzy@jeffreycross.co.uk

**Emerald Street, Adamsdown**



Total Area: 1101 ft² ... 102.2 m²

All measurements are approximate and for display purposes only

*Easy to find tenants and room to improve the rental income*

Comments by the Homeowner





# Emerald Street

*Roath, Cardiff, CF24 1QB*

Asking Price

**£250,000**



4 Bedroom(s)



1 Bathroom(s)



1101.00 sq ft



Contact our  
***Penylan Branch***  
02920 499680

\* INVESTMENT PROPERTY \* LET TILL SEPT 2026  
Perfectly positioned for easy access into our fine City Centre is this exceptional four bedroom house on Emerald Street, Adamsdown - just off Clifton Street and therefore conveniently located for the handy supermarkets and amenities of this popular street. The property boasts four generously sized double bedrooms, lounge, kitchen and bathroom. Currently let at £2100 per month, but we believe there is room to improve this rent.  
EPC Rating of D



|                                                                          |                                                                                                                               |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Hall                                                                     | <b>Rent</b><br>The property is currently tenanted for £2100 per month, till Aug/sept 2026. We feel the rent could be improved |
| Lounge                                                                   |                                                                                                                               |
| Ground floor Bedroom                                                     |                                                                                                                               |
| Kitchen                                                                  |                                                                                                                               |
| Bathroom                                                                 |                                                                                                                               |
| Landing                                                                  |                                                                                                                               |
| Front Bedroom                                                            |                                                                                                                               |
| Middle bedroom                                                           |                                                                                                                               |
| Rear bedroom                                                             |                                                                                                                               |
| Garden                                                                   |                                                                                                                               |
| <b>Tenure</b><br>Freehold, but this is to be confirmed by your solicitor |                                                                                                                               |
| <b>Council tax</b><br>Band - D                                           |                                                                                                                               |



