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CARDIFF

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BRISTOL



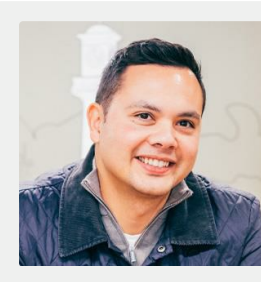
Ruby Street

ADAMSDOWN



£2700 per month Investment property just outside of cardiff city centre

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



Investment property just outside of cardiff city centre

Comments by the Homeowner

Ruby Street, Splott, CRF

Main Building: Total Interior Area 1686.71 sq ft



0 5 10 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Ruby Street

Adamsdown, Cardiff, CF24 1LP

Asking Price

£310,000



8 Bedroom(s)



2 Bathroom(s)



1686.00 sq ft



Contact our
Penylan Branch
02920 499680

OFFERS OVER £310,000
A great investment opportunity. Loosely converted into 2 flats, and offers 7-8 bedrooms, two kitchens, two bathrooms and good size loft space. Currently rented with £2,700 per month rent, offering nearly 10.1% return at the asking price.



Entrance Hall	Kitchen 8'8" x 11'11" (2.64m x 3.63m)
Ground Floor Flat	Bedroom One 7'3" x 11'1" (2.21m x 3.38m)
Living Room 8'3" x 12'2" (2.51m x 3.71m)	Bedroom Two 7'7" x 1'10" (2.31m x 0.56m)
Kitchen 8'3" x 11'11" (2.51m x 3.63m)	Bathroom 10'3" x 7'4" (3.12m x 2.24m)
Bathroom 8'3" x 7'11" (2.51m x 2.41m)	Attic 8' 11" x 23'6" (2.44m 3.35m x 7.16m)
Bedroom One 8'3" x 11'11" (2.51m x 3.63m)	School Catchment
Bedroom Two 8'11" x 11'5" (2.72m x 3.48m)	Stacey Primary School (year 2024-25)
Bedroom Three 7'6" x 10'11" (2.29m x 3.33m)	Willows High School (year 2024-25)
Bedroom Four 9'6" x 7'5" (2.90m x 2.26m)	Ysgol Glan Morfa (year 2024-25)
First Floor Flat	Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Living Room 8'9" x 12'2" (2.67m x 3.71m)	subject to change & availability
	Council Tax
	Band B
	Tenure
	Freehold, but this is to be confirmed by your solicitors





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

