

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

CONNAUGHT ROAD  
ROATH



**FLAT 1**

Currently let for £680per month

**FLAT 2**

Currently let for £675per month

**FLAT 3**

Currently let for £875per month

**FLAT 4**

vacant but soon to be let at £875pm

**GARDEN**

Enclosed rear garden with gate to rear lane, side gate allowing side/ front access.

**TENURE**

Freehold, but this is to be confirmed by your solicitors .





## CONNAUGHT ROAD

ROATH, CF24 3PU - £485,000



4 Bedroom(s)



4 Bathroom(s)



sq ft

\* INVESTMENT OPPERTUNITY 4 X Self contained flats  
\*

An imposing end of terrace, 3 storey property, converted into FOUR flats. Located in a very popular location in Roath, ideal for professionals. Currently fully let and bringing in £3,105 per month in rent, but scope to improve on this. Please contact us to enquire further.

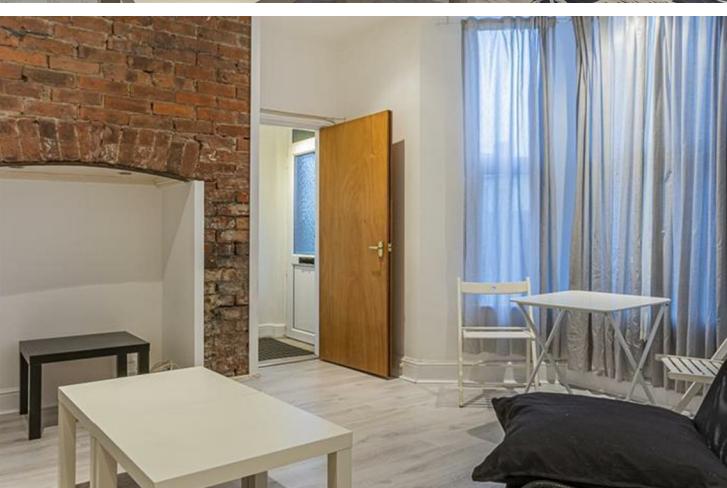


### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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02920 499680  
Branch manager

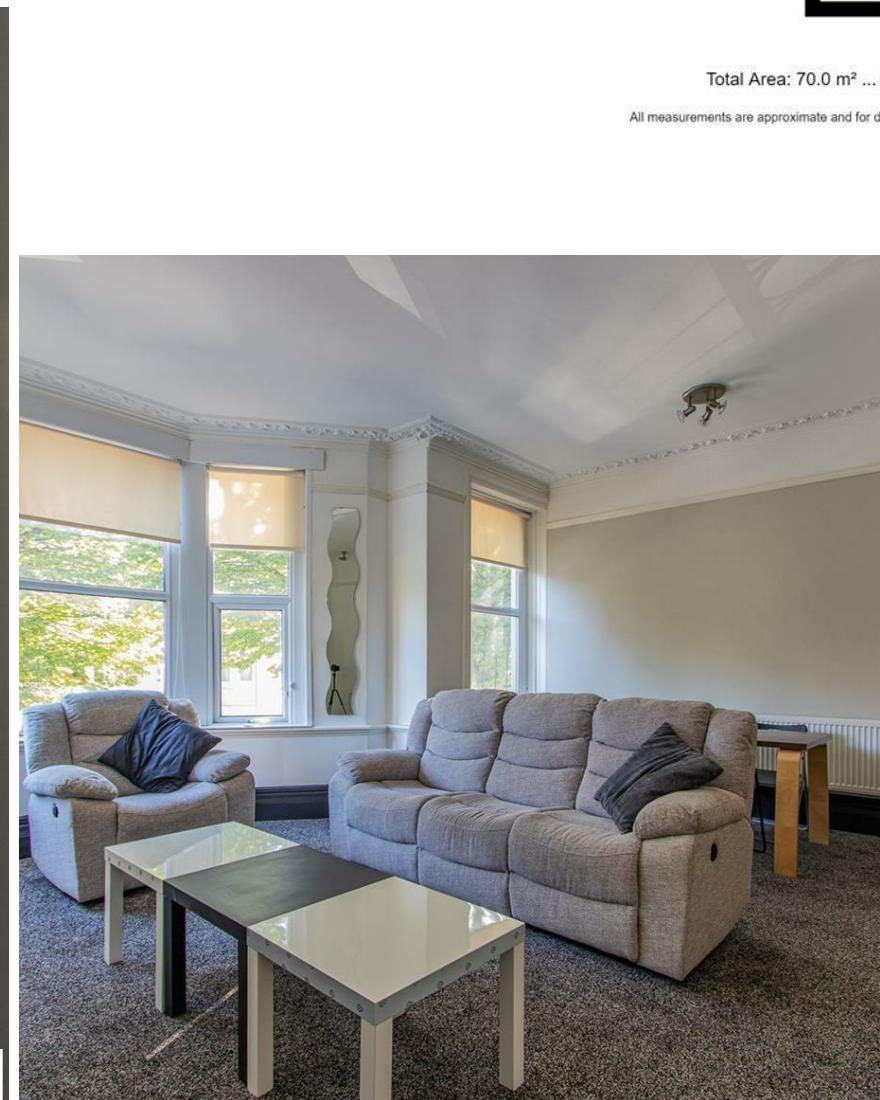


## Connaught Road, Roath



Total Area: 70.0 m<sup>2</sup> ... 754 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(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		



Connaught Road, Roath

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