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CARDIFF

VALE

CAERPHILLY

BRISTOL

Ruby Street

ADAMSDOWN



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) Willows High School (year 2024-25)
Bedroom Three 7'6" x 10'11" (2.29m x 3.33m)	Ysgol Glan Morfa (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom Four 9'6" x 7'5" (2.90m x 2.26m)	subject to change & availability
First Floor Flat	Council Tax
Living Room 8'9" x 12'2" (2.67m x 3.71m)	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 	

