



**KEY**  
EXECUTIVE  
SALES

**Asking Price £850,000, Richmond Road, Roath, Cardiff CF24 3AS**



- Six Self Contained Apartments
- Mixture of One and Two Bedroom Apartments
- Large private Car Park at rear
- Development potential with car park
- Freehold
- Modern clean finish throughout

Each apartment also boasts modern and functional bathrooms, complete with white suites, including shower cubicles, pedestal wash hand basins with chrome mixer taps, and slimline W.C.s. Chrome towel rail radiators are installed in the bathrooms, adding both style and practicality. The flooring throughout is modern, with a mix of carpet, vinyl, and ceramic tiling that enhances the overall aesthetic and ease of maintenance.

In addition to the individual apartment features, the property offers a large car park at the rear, which not only serves the residents but also presents an exciting opportunity for further investment or development. With the appropriate planning consents and building regulations in place, this area could be further developed, potentially increasing the property's value and rental

yield.

This property is in excellent condition, having been fully converted and requiring no immediate work. It presents an ideal turnkey investment for anyone looking to secure a reliable, high-yielding property in a sought-after location. The combination of contemporary design, prime location, and the potential for further development makes this an incredibly attractive proposition for investors.

Offered with freehold tenure (pending solicitor confirmation), this property is an outstanding investment opportunity that promises strong rental returns and long-term capital growth potential in one of Cardiff's most desirable locations. Whether you're an experienced investor or new to the market, this property is a great addition to any portfolio.



# , Richmond Road, Roath, Cardiff, CF24 3AS

Situated just outside the vibrant Cardiff City Centre, this exceptional investment opportunity on Richmond Road offers a collection of six luxury self-contained apartments. The property has been meticulously converted into a series of spacious one- and two-bedroom apartments, each thoughtfully designed to provide a contemporary living experience. Each apartment benefits from private parking spaces within a large residents' car park located at the rear of the property, ensuring convenience for tenants.

The building itself is a substantial three-story mid-terrace, double-fronted property, offering both charm and practicality. Its prime location places it within walking distance of Newport Road and Queen Street Railway Station, providing easy access to the city center, Cardiff University and surrounding areas. This makes it a highly desirable choice for professionals and students alike seeking a convenient and accessible living space. Given its proximity to transport links and local amenities, the property is a perfect fit for those seeking modern, comfortable living with easy access to Cardiff's bustling city life, making it an excellent opportunity for buy-to-let investors. Currently let out for £65,100 per annum.

Flat 1 - 47 sq meters - EPC D  
Flat 2 - 47 sq meters - EPC D  
Flat 3 - 56 sq meters - EPC C  
Flat 4 - 45 sq meters - EPC C  
Flat 5 - 43 sq meters - EPC D  
Flat 6 - 63 sq meters - EPC D

The apartments have been carefully designed and finished to a good standard, with each unit equipped with modern kitchens featuring contemporary wall and base units, inset stainless steel sinks, and a full suite of integrated appliances. The kitchens are complemented by spacious living areas, some with breakfast bars, providing an ideal environment for residents to relax and entertain. The living areas are bright and airy, with large uPVC double-glazed windows that let in plenty of natural light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

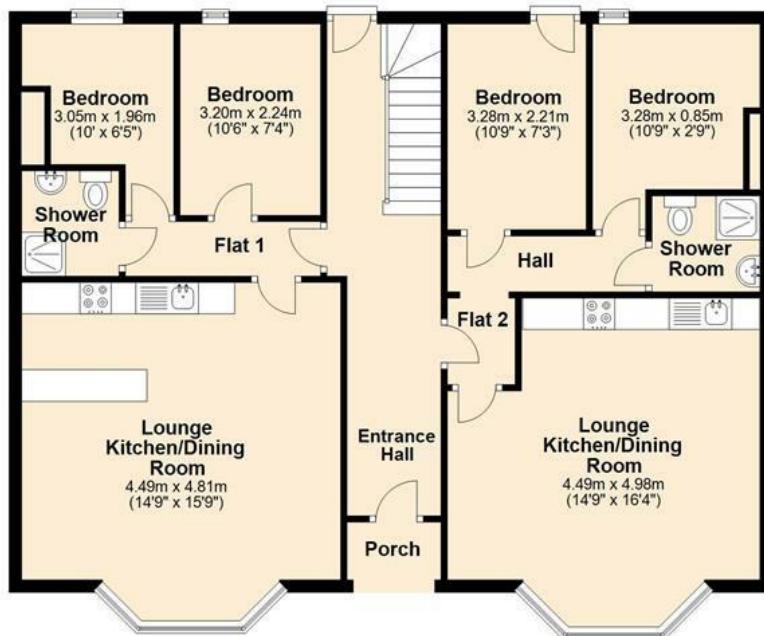
## Key Executive Sales

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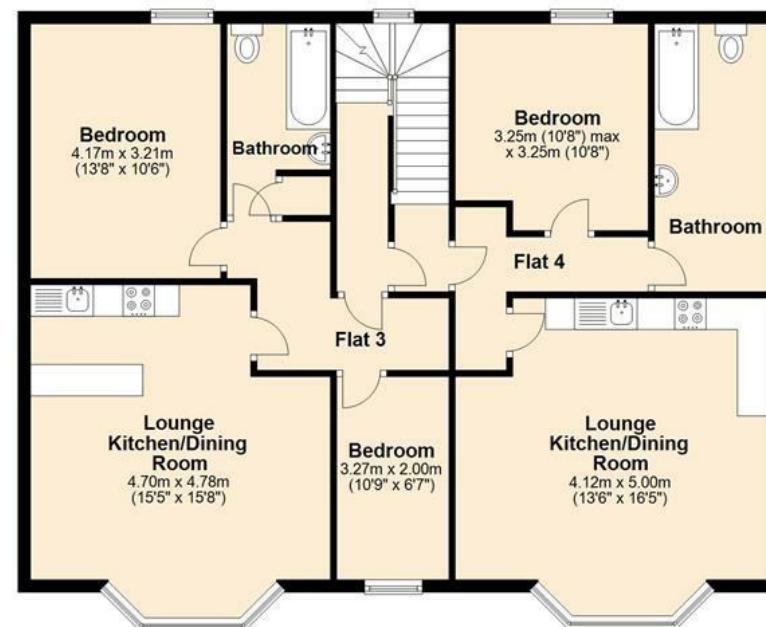
### Ground Floor

Approx. 103.2 sq. metres (110.9 sq. feet)



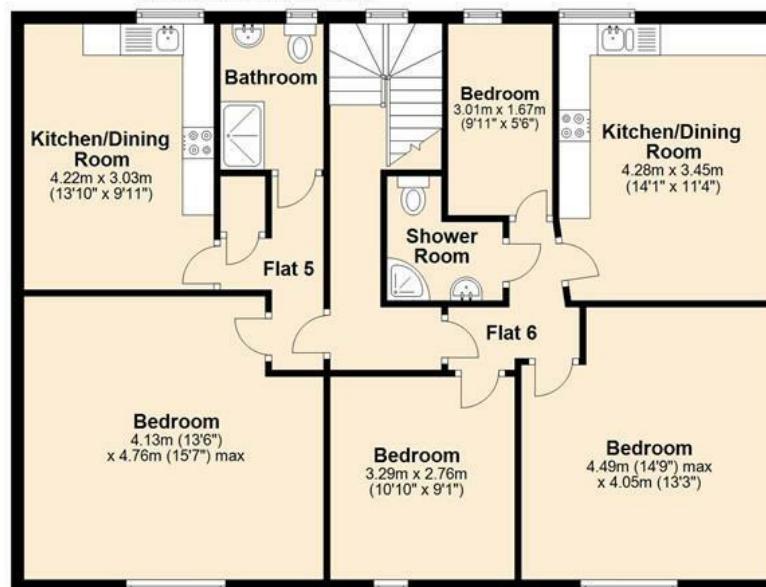
### First Floor

Approx. 105.0 sq. metres (1129.8 sq. feet)



### Second Floor

Approx. 99.7 sq. metres (1072.8 sq. feet)



Total area: approx. 307.8 sq. metres (3313.5 sq. feet)