



**KEY**

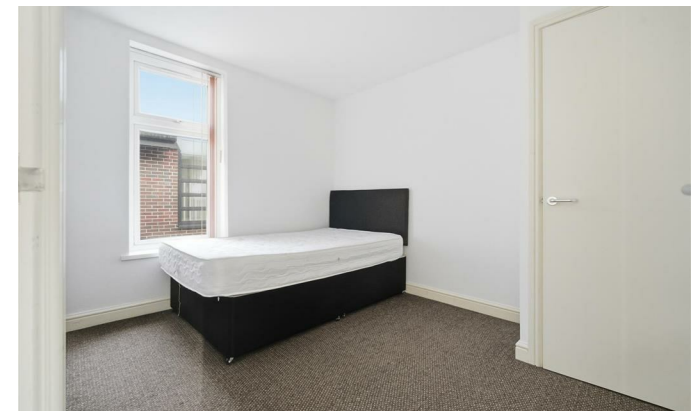
**EXECUTIVE**

**SALES**

**Offers In Excess Of , Newport Road, Roath, Cardiff CF24 1AH**  
**£1 250 000**



- Fully converted semi-detached property comprising 13 self-contained flats
  - Mix of 8 x 1-bed and 5 x 2-bed apartments (including 4 with 2 bathrooms)
  - Current income circa £12,000 pcm with minimal costs
  - Professionally managed and fully tenanted
  - Strong yield and proven rental demand
  - Prime Cardiff location with excellent transport links and amenities nearby
- Disclaimer** - Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



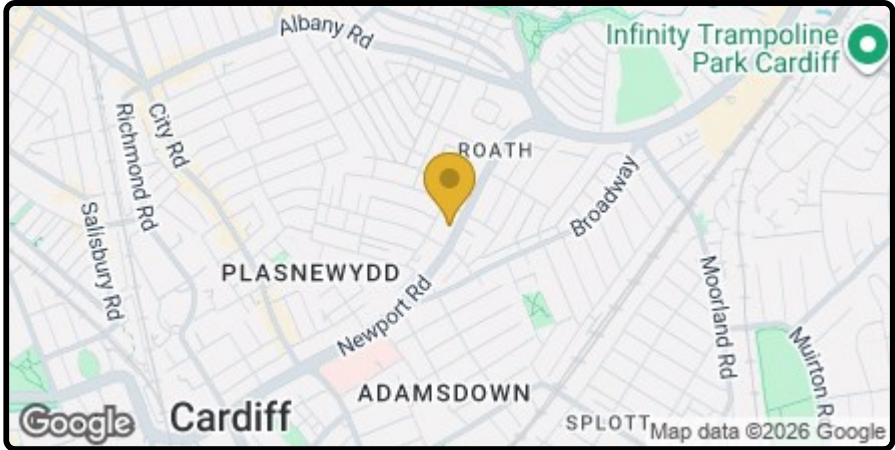
# , Newport Road, Roath, Cardiff, CF24 1AH

A substantial investment opportunity in Cardiff — this impressive semi-detached property has been fully converted into a well-maintained and high-performing block of thirteen self-contained flats, offering a strong and consistent rental return in one of the city’s most accessible and sought-after locations. Situated on a prominent road close to major transport links, shops, and local amenities, it provides the ideal combination of convenience and long-term investment stability.

The building comprises a well-balanced mix of eight one-bedroom apartments, four two-bedroom, two-bathroom apartments, and one two-bedroom, one-bathroom apartment, all thoughtfully designed to maximize both space and comfort. Each unit features modern interiors, well-equipped kitchens, stylish bathrooms, and practical layouts that appeal to a wide variety of tenants. Two of the flats have been newly refurbished, offering contemporary finishes, upgraded fixtures, and fresh décor that further enhance the building’s overall presentation and desirability. The property has been converted and managed to a high standard, ensuring ongoing compliance and minimal maintenance requirements.

Currently generating an income of approximately £12,000 per calendar month, this represents an excellent opportunity for investors seeking a robust and reliable return with minimal operating costs. The property enjoys consistently high occupancy levels, stable tenancies, and a proven rental history, providing secure and predictable cash flow from day one. With its strong income profile, desirable mix of units, and low running costs, this property is perfectly positioned to deliver long-term value and capital appreciation.

Investment properties of this scale, quality, and performance are rarely available in Cardiff. Enquire today to arrange a viewing and explore the exceptional income stability, asset strength, and growth potential offered by this outstanding multi-unit investment opportunity.



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	

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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