

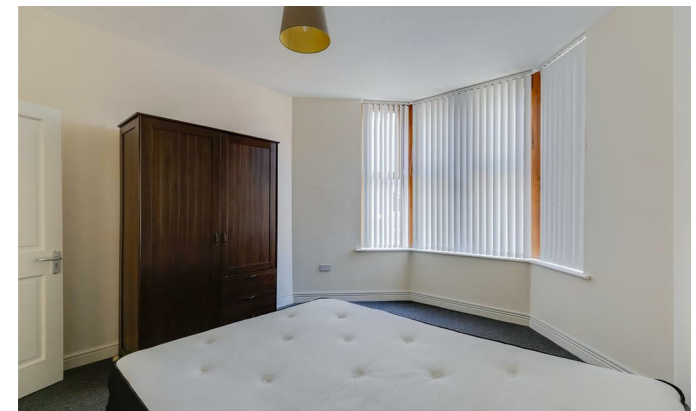


KEY
EXECUTIVE
SALES

Guide Price £525,000 , Connaught Road GF, Roath, Cardiff CF24 3PW



- Freehold
- Two Large Apartments
- Perfect investment opportunity
- 5 Bedrooms and Two Bathrooms
- Rear lane garden access.
- Chain Free



, Connaught Road GF, Roath, Cardiff,
CF24 3PW

This well-presented, large Victorian terrace property offers an excellent investment opportunity in a prime location, with an expected rental income of £36,800. Situated in a highly desirable area, the property is within easy reach of the City Centre, university campuses, and a wide range of local amenities. Albany and Wellfield Roads are just a short walk away, offering a vibrant selection of shops, cafes, restaurants, and bars, while the nearby Roath Park adds further appeal to this sought-after neighborhood.

The property comprises two self-contained apartments. The ground floor apartment features two bedrooms and a spacious open-plan kitchen and living area to the rear, opening directly onto the garden—perfect for modern living. Occupying the first and second floors is a generous three-bedroom HMO licensed apartment, offering well-proportioned accommodation ideal for families, professionals or students.

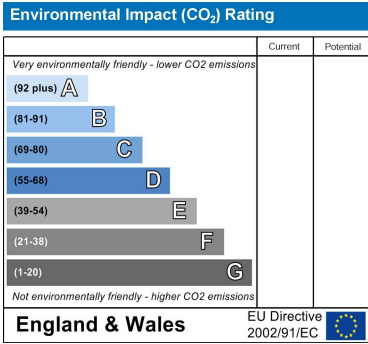
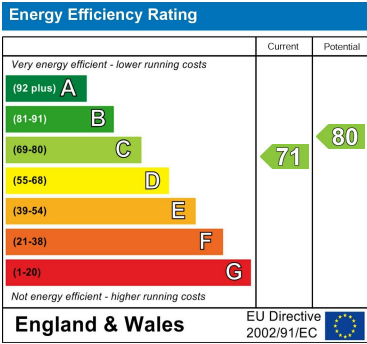
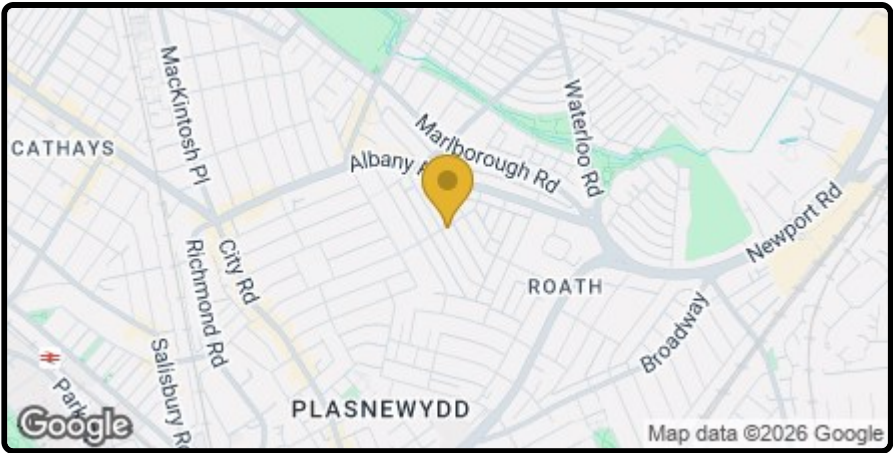
This is a rare opportunity to acquire a large well maintained, income-producing freehold property in one of the city’s most popular locations.

- Apartment 1 - EPC C - 80 sq meters
- Apartment - EPC C - 108 sq meters

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.

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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Ground Floor

Approx. 80.8 sq. metres (869.8 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Second Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 184.9 sq. metres (1990.2 sq. feet)