Albany Road

ROATH, CARDIFF, CF24 3RY

GUIDE PRICE £275,000

Hern & Crabtree

Albany Road

Bidding opens Monday 9th November 2026 at Midday and closes Wednesday 11th November 2026 from Midday. - Call South Wales Auction House, Newport to view!

No Chain. Great Investment. Potential Rental Income: £2,500pcm or 8% Gross Yield. We are excited to bring to market this rare and unique property offering versatile and flexible accommodation in the heart of Roath. Currently configured as two self-contained, two-bedroom flats across the ground and first floors, the property offers immediate potential for rental income or multi-generational living. There is also excellent scope to convert into a spacious single-family home or potentially a House in Multiple Occupation (HMO), subject to the necessary planning permissions and consents.

The ground floor welcomes you through a private entrance into a light-filled living space with an original bay window and traditional gas fireplace—ideal as a formal sitting room or an additional bedroom. Two further rooms downstairs offer flexibility as bedrooms, home offices or second reception rooms, while a well-appointed kitchen leads directly to a private rear garden, complete with raised beds and a mature fir tree offering year-round greenery and privacy. A smart family bathroom completes the downstairs layout.

Upstairs, the home continues to impress. A second kitchen and sociable dining area benefit from dual-aspect windows and a charming Juliet balcony overlooking the garden—perfect for morning coffee or sunset suppers. Three more bedrooms, including a particularly spacious front room with decorative cornicing and a picture rail, provide comfort and flexibility for growing families or those who enjoy hosting. A second stylish bathroom with natural light serves this floor.

Located in the beating heart of Roath, this eclectic, walkable neighbourhood is known for its independent cafés, bakeries, restaurants and boutiques.

- Spacious ground-floor flat with private garden
- Bay-fronted living room with double glazing
- Gas fireplace with marble surround in rear reception
- Bathroom with bath and overhead shower
- Prime Roath location near Albany Road, parks and transport
- Original features including coved ceilings and dado rails
- Two versatile double bedrooms
- Fitted kitchen with integrated oven and hob
- Private, multi-level paved garden with mature fir tree
- Call this number to view - 01633 212 555

sq ft

Communal Entrance
Accessed via a shared wooden door with single-glazed obscured glass panels. The communal hallway features original tiled flooring, a dado rail, coved ceilings and meter boxes.

Ground Floor Apartment

Private Entrance
Entered via an internal fire door, the private hallway includes wood laminate flooring, coved ceilings, dado rail, radiator, storage cupboard and stairs down to the lower level.

Living room
Bright and welcoming with a large double-glazed bay window to the front, coved ceiling and radiator.

Bedroom one
A darker internal room featuring two small, high-set double-glazed windows to the side, a radiator and coved ceilings.

Bedroom two / second reception room
Spacious and versatile, with double-glazed bay windows overlooking the rear garden. Includes a gas fireplace with wooden mantle, marble hearth and surround, dual radiators and coved ceilings.

Kitchen
Fitted with a range of wall and base units, laminate work surfaces and stainless steel sink and drainer. Integrated four-ring gas hob, electric oven and grill. Space and plumbing for washing machine, and space for fridge/freezer. Tiled flooring, multiple double-glazed windows to the side, and a partially glazed back door providing access to the rear.

Bathroom
Part-tiled walls and tiled floors. Contains WC, pedestal sink, bath with integrated overhead shower, two obscure double-glazed windows to the side, radiator and wall-mounted combi boiler.

Garden
The garden is accessed via the side return of the property, with a gated entrance separating it from the road. A largely paved outdoor space with a raised section, followed by a flat planting bed at the rear. A mature fir tree adds structure and greenery, while a cobbled step leads from the property into the garden.

First Floor Apartment

Private entrance hallway
Accessed via a private door to the right-hand side of the building. The entrance opens to stairs leading to a bright first-floor landing with dado rail, radiator and loft hatch.

Reception Room / Bedroom One (Front)
A generously sized room currently used as a double bedroom, though equally suited as a main living space. Double-glazed windows to the front, coved ceilings, picture rail, radiator and a gas fireplace with a marble back panel and traditional surround.

Bedroom Two (Front)
Double-glazed window to the front, radiator. A good-sized second bedroom.

Bedroom Three (Side)
Double-glazed window to the rear, radiator and picture rail. Ideal as a study, guest room or nursery.

Bathroom
Fitted with bath and integrated shower over, WC and wash hand basin. Two obscure double-glazed windows to the side, tiled walls and radiator.

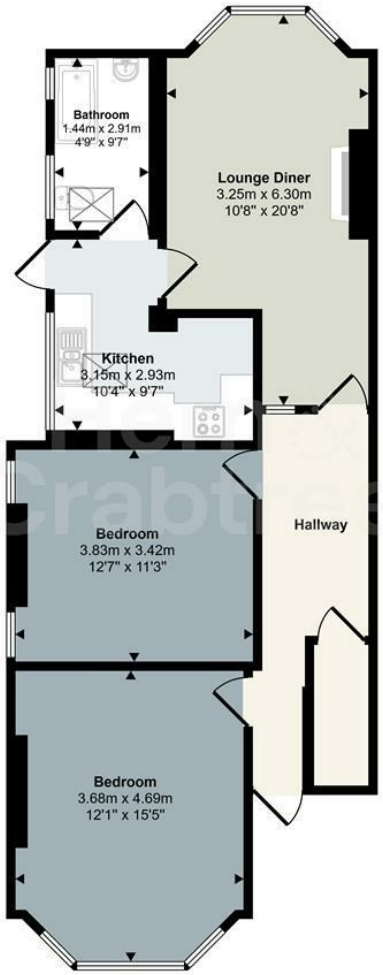
Kitchen / Living / Dining Room (Rear)
A spacious, open-plan area with double-glazed bay window to the rear, additional window to the side, and a glazed door opening to a Juliet balcony. Fitted with a range of wall and base units, laminate work surfaces and stainless steel sink with drainer. Integrated gas hob, electric oven and grill. Space and plumbing for washing machine, room for a fridge, and wall-mounted combi boiler. Lino flooring throughout.

Additional Information
Freehold. Council Tax Band GFF C (Cardiff) Council Tax Band FFF C (Cardiff). EPC rating TBC.

Disclaimer
Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

HERN & CRABTREE
ESTABLISHED 1849

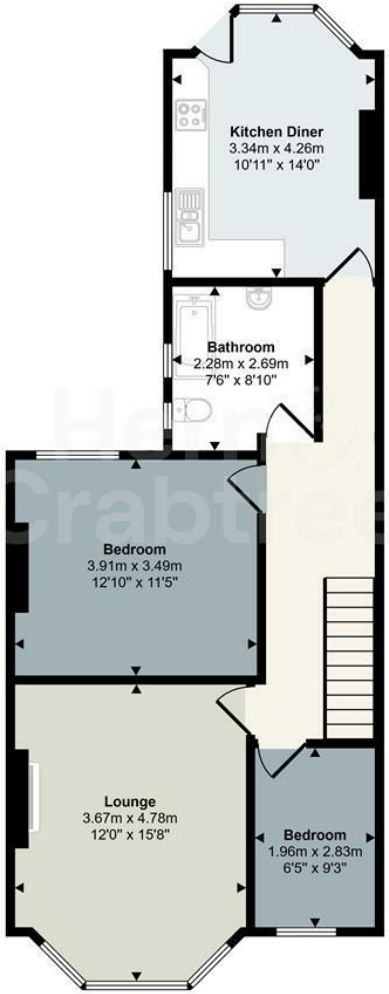
Approx Gross Internal Area
73 sq m / 789 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
69 sq m / 742 sq ft



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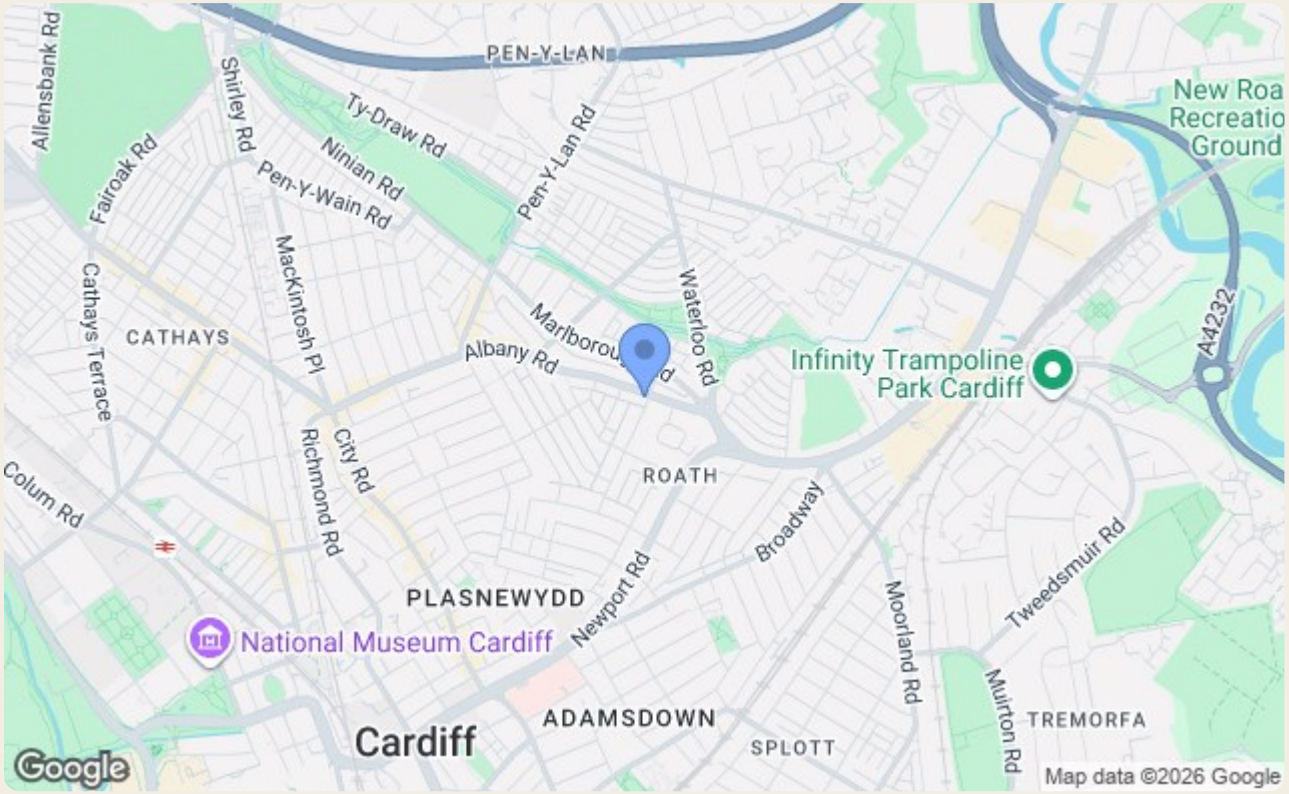
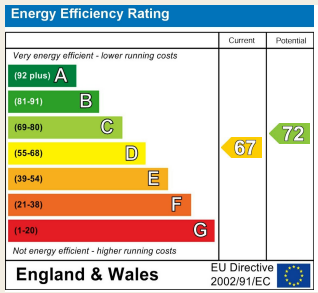
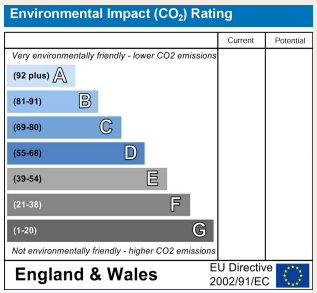
Good old-fashioned service with a modern way of thinking.







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