

James
Douglas

SALES AND
LETTINGS



FOR SALE

Connaught Road, Roath, Cardiff, CF24 3PF

£675,000



BLOCK
For Sale

£675,000

 39 Connaught Road

 5 self contained apartments | Monthly rental - £4575

James
Douglas



- Investment Opportunity
- Development Opportunity
- Close To Local Amenities
- Fantastic Yield
- Rare Opportunity
- Walking Distance to University of South Wales
- EPC Rating TBC

Description...

Welcome to this exceptional investment opportunity, featuring a well-maintained block of flats located in a sought-after residential area. This property comprises five self-contained apartments, including one spacious 2-bedroom unit, three cozy 1-bedroom apartments, and one stylish studio, making it ideal for a diverse range of tenants.

Monthly Rental Income: £4,575

Yearly Rental Income: £54,900

Accommodation...



Floorplan

Energy Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	