



Features

- Currently Divided Into 2 Self Contained Flats
- 3 Bed Ground Floor Flat With Kitchen And Bathroom
- 2 Bed First Floor Flat With Living And Kitchen
- Court Yard Garden
- Ideal Investment
- Currently Let
- Gas Central Heating
- Upvc Double Glazing
- Close To All Local Amenities

Description

The Umbrella Homes are pleased to offer this ideal Investment Property located in a quiet side road in the heart of Roath.

The property has been divided into two self contained flats, 3 Bedroom ground floor & 2 bedroom first-floor.

Property Comprises: Entrance Porch, Access to both, ground floor and first floor flats.

Ground Floor Flat Comprises: Entrance hallway, with doors to 2 of the bedrooms, along with the kitchen which leads through to the third bedroom and the bathroom, this flat further benefits from access to a garden.

First Floor Flat Comprises: Stairwell upon entering leading to first floor, landing which leads to both bedrooms, bathroom and lounge/kitchen.

Ground Floor Flat -

Lounge / Kitchen 15ft x 10ft10

Bedroom 1 - 10ft 8 x 10ft 2

Bedroom 2 - 10ft 3 x 8ft 9

Bedroom 3 - 8ft 9 x 8ft 7

First Floor Flat -

Lounge / Kitchen 14ft4 x 11ft2

Bedroom 1 - 11ft 9 x 9ft

Bedroom 2 - 10ft 3 x 9ft 2

Gross annual rental income of £22,920.

Tenure: Freehold

EPC - D (both)



