



Crwys Road, Cardiff, , CF24 4NA

£130,000



- Investment Opportunity
- Sold with tenant in situ
- Close To Local Amenities
- Well Presented Throughout
- Excellent Location
- Walking Distance to City Centre
- EPC Rating C

# Description...

Presenting an excellent investment opportunity with a 6.9% Yield: a well maintained flat being sold with existing, dependable tenants. Situated a mere 10-minute stroll from the picturesque Roath recreational park and lake, and a convenient 20-30 minute walk to the bustling city centre, this delightful 2-bedroom flat is nestled in close proximity to an array of shops, restaurants and amenities for convenient urban living.

This residence embodies a high standard of living, evident through the following features:

- \*Access via a secure gated entrance, ensuring peace of mind.
- \*A contemporary kitchen outfitted with integrated fridge/freezer and oven, harmonizing convenience with style.
- \*Two generously sized double bedrooms, with one bedroom featuring an envious walk-in wardrobe.
- \*An inviting open-plan living and dining area that maximizes space and light.
- \*The bathroom, adorned with sleek modern tiling, offers a refreshing shower-over-bath arrangement.
- \*Optimal heating provided by an all-electric system,

## Additional Information

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Property information:-

Tenure: Leasehold

Council Tax: C

EPC - D

Service charge - £1882.43 per annum

Ground rent - £250 per annum

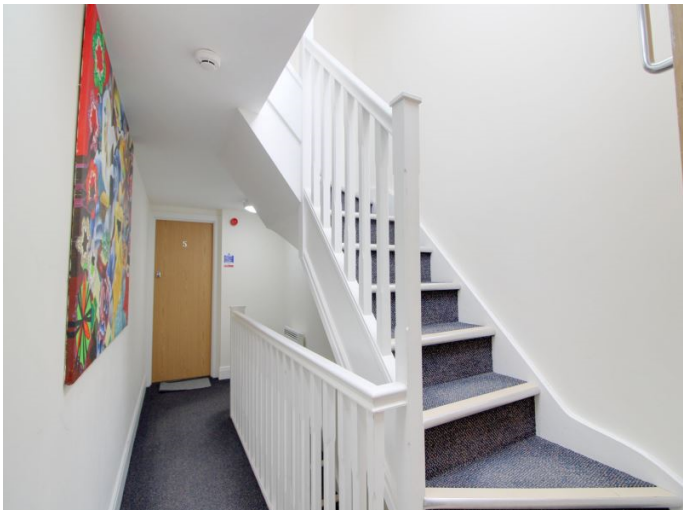
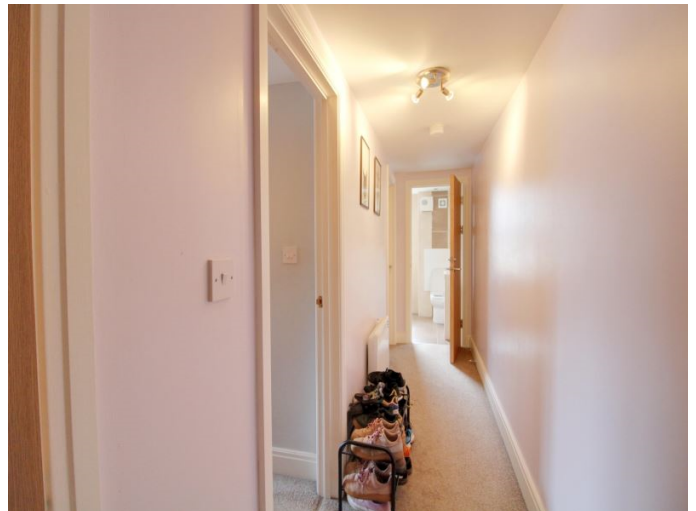
Lease length - 125 years from 2015 (116 Years remaining)

# Accommodation...

- Entrance Hallway
- Lounge/Kitchen
- Bedroom One
- Bedroom Two
- Main Bathroom







GROUND FLOOR



2 BEDROOM SECOND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items are approximate and not necessarily intended to be an exact representation of the measurements. The plan is for illustrative purposes only and should not be used as such for any other purpose. The plan is for illustrative purposes only and should not be used as such for any other purpose. The plan is for illustrative purposes only and should not be used as such for any other purpose. Made with MySpace 10/02/11

# Floorplan

## Energy Rating

