

# RESIDENTIAL INVESTMENTS

## FOR SALE



**16 PEN Y LAN ROAD  
&  
52 OAKFIELD STREET  
ROATH, CARDIFF**

**burnett  
davies**

Chartered Surveyors

21 Penline Road,  
Whitchurch,  
Cardiff  
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**Particulars**

**Contact: 029 2062 1162**



## LOCATION

The properties are located in the Roath area of Cardiff close to the shops and service providers of Wellfield and Albany Road.

The area is a popular location for both student and professional residential lettings.

## DESCRIPTIONS

### 16 Pen-Y-Lan Road

The property is an end of terrace Victorian property converted in to three 1 bedroom flats and 3 studio flats let on Assured Shorthold Tenancy agreements as follows:

Three 1 bedroom flats: achieving £100 p/w each

Three studio flats: Two achieving £75 p/w and one achieving £80 p/w.

**Total Income: £27,560 pa**

### 52 Oakfield Street

The property is a semi detached Victorian property converted in to 5 flats let on Assured Shorthold Tenancy agreements as follows:

Two 1 bedroom flats: achieving £100 p/w each

Three studio flats: All achieving £75 p/w each

**Total Income: £22,100 pa**

## TENURE

Freehold subject to the existing tenancy agreements.

## PRICE

The Freeholds are available at an asking price of **£650,000** for both properties.

## VIEWING

Arrangements to view can be made through the sole agents by contacting the Agency Team on the number below or, by e-mail to;

**Burnett Davies**  
**21 Penline Road**  
**Whitchurch**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**

**Fax: 029 2062 1141**

**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

Subject to contract and availability



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Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.