



17 Soudrey Way, Cardiff. CF10 5FW

- INVESTMENT OPPORTUNITY
- GROUND FLOOR APARTMENT
- ONE BEDROOM
- FITTED KITCHEN
- BATHROOM
- NO PARKING



PROPERTY DESCRIPTION

Exclusive to Squarefoot Estate Agents. Investment Opportunity - Currently let for £825pcm achieving 9% annual yield.

No Chain

We are pleased to offer for sale this ground floor one-bedroom apartment situated in the desirable Cardiff Bay area. The property briefly comprises of entrance hallway, open plan lounge/diner with double doors to communal outside space, separate fitted kitchen, one double bedroom and bathroom.

Close to the ever-popular Mermaid Quay and all its main attractions including Wales Millennium Centre bars and restaurants. The property is also only minutes walk from Cardiff City Centre and Cardiff Central Railway Station, making commutes easy and convenient.

Please note that this property does not come with any allocated parking spaces.

Currently has occupation contract in place until March 2026 (under notice). Ideal for investors.

Virtual viewing available upon request.

This property is owned by a person connected to Squarefoot Estate Agents.



ROOM DESCRIPTIONS

ALL OVER ONE FLOOR

Lounge/Diner

Open plan lounge/ dining area with double doors to the communal outdoor space . Electric wall heater in place , and carpet to floor

Kitchen

Fitted with a range of base to eye level units, integrated electric oven and hob, integrated fridge/freezer and washing machine. Tiled splash backs, one and a half sink. Window facing rear of property.

Bedroom

Good size double bedroom with carpet to flooring. Electric heater to wall . Window facing front of property.

Bathroom


Three piece suite comprising WC, wash hand basin and paneled bath with shower over, and shower screen. Tiles to floor and walls. Electric towel radiator



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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 DigiProp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

South Wales
198, Cowbridge Road East, Cardiff, CF5 1GX
02920 990088
tara@squarefootagents.co.uk