



## Wyeveerne Road, Cathays, Cardiff, CF24 4BJ

### Guide Price £380,000

Located in the 'Golden Triangle' of Cathays, this investment property boasts a 5-bedroom, 2-bathroom House of Multiple Occupation (HMO) that is fully compliant with HMO licensing regulations.

The property is made up of 3 floors with two bathrooms situated on the second floor. It offers five spacious bedrooms, a sizable living area, and a private rear garden comprising a low-maintenance tiered patio space. Recently refurbished throughout, the property showcases a contemporary open-plan kitchen and living/dining area.

Total Annual Income £30,000  
Yield 7.8%  
Guide Price £380,000

Rented for next academic year for £500 (without bills) per room ( July 2024 - June 2025 ). Opportunity to increase rents in June 2025 £550per room pcm.

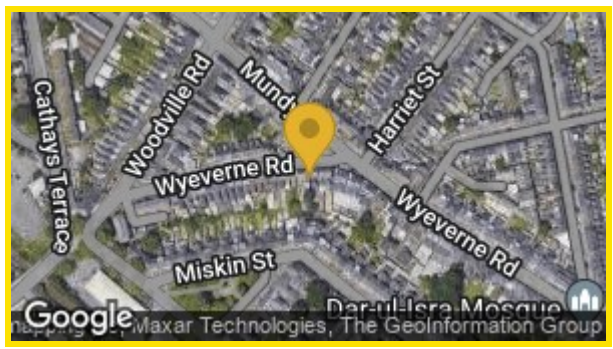
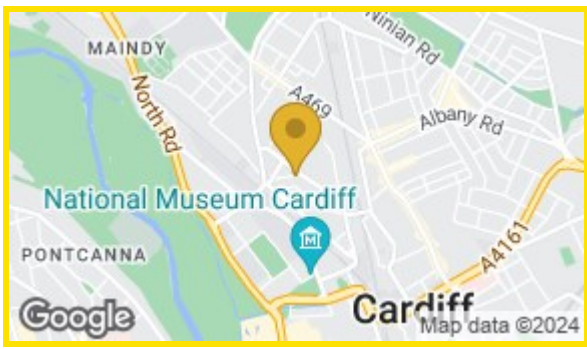
Call for further details - viewings can be arranged with due notice.

# KEY LET

SALES & LETTINGS



Energy Efficiency Rating	
Current	Maximum
73	56
England & Wales Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum
G	F
England & Wales EU Directive 2002/91/EC	



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