



**Wyeveer Road, Cardiff, CF24 4BJ**  
**Guide Price £380,000**

Located in the prestigious '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.

Spanning across three floors, the property includes two bathrooms on the second floor and a WC on the top 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 7.9%  
Guide Price £380,000

**KEY  
LET**

**SALES & LETTINGS**



Energy Efficiency Rating	
Current	Target
78	55
92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-49 F 35-44 G 1-34 H	
Very energy efficient - lower CO2 emissions 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-49 F 35-44 G 1-34 H	
Not energy efficient - higher CO2 emissions	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
Very environmentally friendly - lower CO2 emissions 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-49 F 35-44 G 1-34 H	
Not environmentally friendly - higher CO2 emissions	
England & Wales	
EU Directive 2002/91/EC	



Bay Office (Sales & Lettings),  
 117-120 Bute Street, Cardiff Bay,  
 Cardiff, CF10 5AE  
 029 2048 9000  
 executive@keylet.co.uk / headoffice@keylet.co.uk / sales@keylet.co.uk  
 Luxury Lets Ltd T/A Keylet Executive  
 Company Reg. No. 5294705 VAT Reg. No. 851 0128 63

www.keylet.co.uk



Cathays Office (Sales & Lettings),  
 1a Mundy Place, Cathays,  
 Cardiff CF24 4BZ  
 029 2038 8399  
 lettings@keylet.co.uk / sales@keylet.co.uk  
 Cardiff Property Lettings Ltd T/A Keylet  
 Company Reg. No. 5294733 VAT Reg. No. 851 0127 65