



## Wyeverne Road, Cardiff, CF24 4BJ

### Guide Price £420,000

6 Bedroom HMO - Prime Investment Opportunity in Cathays' 'Golden Triangle'!

This six-bedroom HMO property is an exceptional investment opportunity situated in the prestigious 'Golden Triangle' of Cathays. With six double bedrooms, two bathrooms, and a contemporary open-plan kitchen living area, it provides an attractive prospect for property investors.

Benefiting from recent full refurbishment including new kitchens, flooring, and landscaped low maintenance garden.

Total Annual Income £36,000  
Yield 8.5%

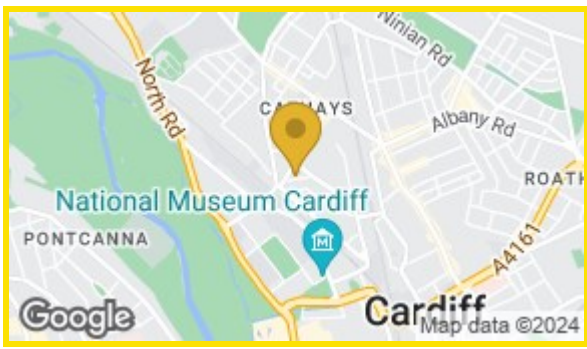
Rented for next academic year for £500 ( without bills) per room ( July 2024 - June 2025 ). Opportunity to increase rents June 2025 to £550pcm per room.

# KEY LET

SALES & LETTINGS



Energy Efficiency Rating	
Current	Target
76	60
Very energy efficient - lower running costs (91-100) <b>A</b> (81-90) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions (91-100) <b>A</b> (81-90) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



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