



Wyeveerne Road, Cardiff, CF24 4BJ
Guide Price £420,000

6 Bedroom HMO - 'Golden Triangle' Cathays!

This six-bedroom HMO property presents a prime investment prospect in the heart of Cathays. With six double bedrooms, two bathrooms, and a contemporary open-plan kitchen living area. It offers comfortable living alongside a hassle-free 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.

Fully refurbished throughout (new kitchens, flooring, low maintenance landscaped gardens)

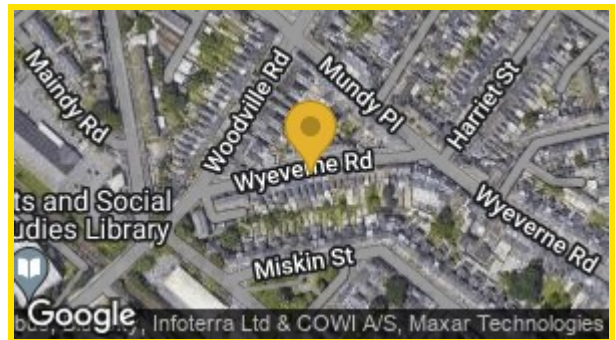
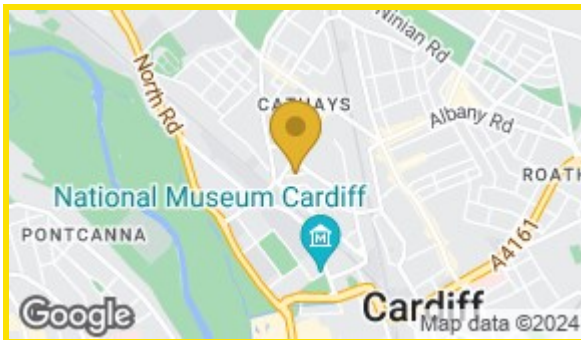
Call for further details - viewings can be arranged with due notice.

**KEY
LET**

SALES & LETTINGS



Energy Efficiency Rating		Cancel	Transfer
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Cancel	Transfer
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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