



SALES & LETTINGS
— ANGELS —



50 Tewkesbury Street

Cathays, Cardiff, CF24 4QT

Asking Price £280,000

REF: 19531711

4 BEDROOM HMO - 1 BATHROOM - LARGE REAR GARDEN - ASKING PRICE £280,000 - CURRENTLY VACANT - INVESTMENT PROPERTY - C4 COMPLIANT - APPEALS TO STUDENTS AND PROFESSIONALS - POTENTIAL RETURN ON INVESTMENT 9.4%

- 4 bedroom HMO investment property
- 1 bathroom
- Potential rent income £2,200 PCM/ £26,400 PA
- HMO Licence until 2029
- C4 compliant
- Freehold and chain free
- EICR, GSR, FRA and EPC in date and compliant
- Return of investment: 9.4%
- Bathroom & kitchen require full renovation
- Potential to add capital appreciation

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



4



1



1



D

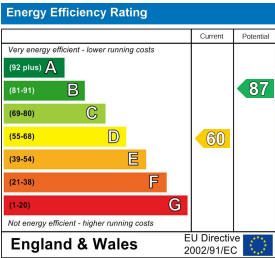
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.