

# 5 Colum Road, Cardiff, South Glamorgan, CF10 3EE

## £650,000

Offers In Excess Of

- Extensive Back-To-Brick Refurbishment (Completed in September 2021)
- Location, Location, Location
- Central City Location & Close Proximity to Cardiff University
- Excellent Condition
- Gross Income : £60,000 PA
- Gross Yield : 9.23%

## Property Overview

The Property Advantage are delighted to present this incredible HMO in Cardiff. The property has had an extensive back to brick refurbishment, it has been finished to the highest of standards and completed extremely recently at the beginning of September. The property has a great flow throughout with a large entrance hall and extensive high ceilings throughout. At the heart of the property lies the kitchen/lounge area. The kitchen has been fitted with bespoke units and further appliances. Following through from the kitchen, there is a large rear back garden which has been gravelled over, hence it is low maintenance. In total, the property comprises 8 bedrooms and 7 bathrooms (6 en-suites).

The property had a high demand so the property was already fully tenanted prior to the project completion. The property Gross Income is £60,000 per annum and the Gross Yield is 9.23%.

Location, location, location. The property is fantastically located under a mile away from the city centre, also close to the M4 and in close proximity to Cardiff University. There is an abundance of local shops (Lidl, 0.3 miles away), cafes and restaurants on the property doorstep. In addition, there are numerous Cardiff University buildings surrounding the property including The Post Graduate Teaching Centre within a 5 minute walk (0.3 miles), The Arts and Social Studies Library 2 minute walk away (0.1 miles away) and The University School of Arts. The infamous Principality Stadium is within 1 mile of the property. Furthermore, the University Hospital of Wales is within 1.7 miles of the property (34 minute walk).

Cardiff is the capital city of Wales, it is the 10th largest city in the UK with a population over 481,000 residents and over 800,000 in the larger urban zone. Cardiff has seen a huge amount of regeneration in recent years. Cardiff Bay is the largest waterfront redevelopment project in Europe. It redesigned more than 2,700 acres of then derelict land into the attractions we see today and cost over £102 million.

01743 612018

[info@thepropertyadvantage.co.uk](mailto:info@thepropertyadvantage.co.uk)



THE PROPERTY  
ADVANTAGE

## Income

Room 1 - £650 / Room 2 - £650 / Room 3 - £575 / Room 4 - £650 / Room 5 - £625

Room 6 - £575 / Room 7 - £625 / Room 8 - £650

Total; £5,000 PCM / £60,000 PA

Expenditure;

Gas - £100 / Electric - £150 / Water - £90 / Council Tax - £180 / TV License & Netflix - £20

Broadband - £50 / Cleaner - £80 / Management - £500

Total; £1,170 PCM / £14,040 PA

**Total Income: £60,000**  
**Gross Yield: 9.23%**

## Floorplan

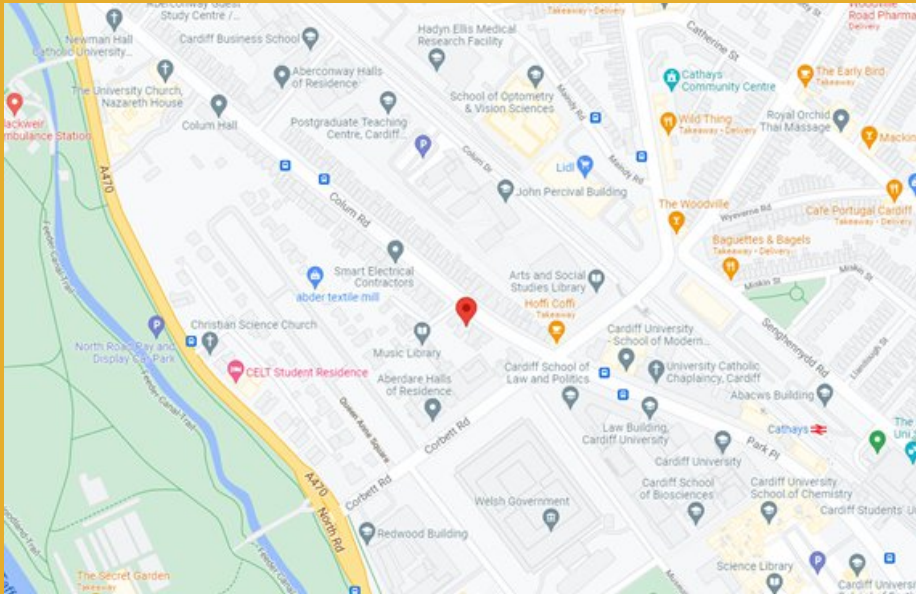


01743 612018

[info@thepropertyadvantage.co.uk](mailto:info@thepropertyadvantage.co.uk)

**THE PROPERTY**  
**ADVANTAGE**

## Location



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Buyer's fee

2.00% + VAT

## Contact us

Unit 5 2nd Floor,  
10-11 High Street, SY1 1SP

01743 612018

[info@thepropertyadvantage.co.uk](mailto:info@thepropertyadvantage.co.uk)

Property Ombudsman number: T02839

Company reg no: 11763209

THE PROPERTY  
ADVANTAGE