



**Clare Street, Cardiff CF11 6BD**



**welcome to**

## **Clare Street, Cardiff**

- HMO With Eight Double Bedrooms And Additional Study, No Onward Chain
- Close To The City Centre, Millenium Stadium And Mainline Railway
- Spacious Open Plan Reception Area
- Kitchen Area Inclusive Of Several Integrated Appliances
- Stylish Ground Floor Shower Room, First Floor Bathroom And Additional Cloakroom-W/C

Tenure: Freehold EPC Rating: D

**£480,000**

INVESTOR HEAVEN! This substantial and well presented three storey HMO property is within close proximity to Cardiff City Centre. An ideal purchase for any shrewd buyer looking to expand their portfolio in this sought after location, producing circa 7.6% gross yield when fully occupied.



**view this property online** [allenandharris.co.uk/Property/CTN108010](http://allenandharris.co.uk/Property/CTN108010)



**Property Ref:**

CTN108010 - 0004

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### **Entrance Hall**

#### **Bedroom One**

14' 7" bay x 13' 1" recess ( 4.45m bay x 3.99m recess )

#### **Bedroom Two**

11' 9" x 11' 3" recess ( 3.58m x 3.43m recess )

#### **Shower Room**

#### **Utility Room**

7' 2" x 5' 3" ( 2.18m x 1.60m )

#### **Kitchen/reception Room**

27' 6" widest x 11' widest ( 8.38m widest x 3.35m widest )

#### **First Floor Landing**

#### **Bedroom Three**

11' 4" widest x 9' 3" widest ( 3.45m widest x 2.82m widest )

#### **Bedroom Four**

13' 7" widest x 7' 4" widest ( 4.14m widest x 2.24m widest )

#### **Bedroom Five**

#### **Bedroom Six**

#### **Study Room**

8' 3" widest x 7' 7" widest ( 2.51m widest x 2.31m widest )

#### **Second Floor Landing**

#### **Bedroom Seven**

#### **Bedroom Eight**

11' 4" widest. some restricted h/h x 11' 5" widest, some restricted h/h ( 3.45m widest. some restricted h/h x 3.48m widest, some restricted h/h )

#### **Rear Garden**



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