



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
Council Tax Band: F

£480,000

Investor Heaven! A substantial three-storey HMO near Cardiff City Centre, offering 8 double bedrooms, open-plan living, and a 7.6% gross yield when fully occupied. Well presented throughout, with planning potential for a ninth bedroom, a low-maintenance garden, and no onward chain.



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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Property Ref:

CTN108010 - 0006

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allen & harris



029 2022 2344



canton@allenandharris.co.uk



183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ



allenandharris.co.uk