

# Mardy Street, ##Invalid offers over £310,000

- Four/Five Bedrooms
- HMO
- Council Tax Band E
- End of Link Property
- On Street Permit Parking
- EPC Rating: F









# **About the property**

Located within Grangetown, Cardiff. Walking distance to the City Centre. Currently being used as a HMO, this property is currently producing a rough average yield of 9.5%!

# Accommodation

#### **Entrance Hallway**

Enter via uPVC door.

#### **Kitchen**

10' 4" x 10' 4" (3.15m x 3.15m)

Fitted with matching with wall and base units with worktop space over. Insert stainless steel sink.

#### **Dining Room**

14' 4" x 10' 4" ( 4.37m x 3.15m )

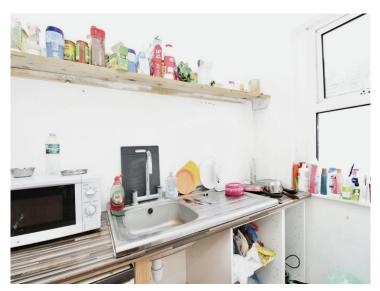
#### **Bedroom Two**

11'8" x 9' 2" ( 3.56m x 2.79m )

uPVC window. Access to lean to and shower room.

#### Lean To

Access to shower room.









#### **Shower Room**

Fitted with a three piece suite comprising shower, wash hand basin and wc.

#### **Bedroom One**

14' 7" x 15' 1" ( 4.45m x 4.60m )

uPVC bay window. Access to ensuite.

#### **Ensuite**

Fitted with three piece suite comprising shower, wash hand basin and wc.

#### Landing

Access to further bedrooms.

#### **Bedroom Three**

9' 9" x 10' 5" ( 2.97m x 3.17m )

uPVC window. Access to ensuite.

#### **Ensuite**

Fitted with three piece suite comprising shower, wash hand basin and wc.

#### **Bedroom Four**

9' 2" x 11' 2" ( 2.79m x 3.40m )

uPVC window.

#### **Bedroom Five**

11' 5" x 15' 1" ( 3.48m x 4.60m )

uPVC window.

#### **Bathroom**



### **Floorplan**



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