



## Malefant Street, offers over £325,000

- Council Tax E
- 5 BEDROOM HMO
- WITHIN WALKING DISTANCE TO CARDIFF UNIVERSITY AND UNIV HOSPITAL OF WALES
- LOCAL AMENITIES ON THE DOORSTEP
- CLOSE TO LOCAL BUS ROUTES AND TRANSPORT LINKS
- WALKING DISTANCE TO CARDIFF CITY



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## About the property

Welcome to Malefant street, This five bedroom HMO is fully let into the next academic year with a high ROI. Large footprint with great potential whilst remaining well kept with lovely original features this is not to be missed!

## Accommodation

### Entrance Hall

### Ground Floor

### Bedroom Three

11' 3" max x 10' 8" into bay ( 3.43m max x 3.25m into bay )

### Bedroom Two/ Reception Room

16' 4" max x 9' 1" max ( 4.98m max x 2.77m max )

### Open Plan Kitchen/ Lounge



9' 1" max x 22' 1" Max ( 2.77m max x 6.73m Max )

A fitted open plan kitchen/ lounge, including all fixtures such as fridge freezer, separate fridge and washing machine.

### First Floor

#### Bedroom One

14' 10" max x 10' 8" max ( 4.52m max x 3.25m max )

#### Bedroom Four

11' 7" max x 8' 9" max ( 3.53m max x 2.67m max )

#### Bedroom Five

8' 4" max x 9' 3" max ( 2.54m max x 2.82m max )

#### Bathroom

including electric instantaneous shower over bath

#### Shower Room

Mains fed shower in cubicle

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## Floorplan



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