

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COBURN STREET  
CATHAYS

# COBURN STREET


CATHAYS, CF24 4BR - £310,000

**\*\* 4 BED HMO \*\***

We are pleased to offer FOR SALE this well presented 4 BEDROOM HMO property. Currently let for £1580 per month, till summer 2024. However the property has been let for 2024/25 at £1680 per month

The accommodation briefly comprises of an entrance hall, lounge, 4 double bedrooms, shower room and separate WC. Outside there is a low maintenance garden. Situated within the "Golden Triangle", you are in close proximity of Cardiff Uni, local shops and Cardiff City centre. A great ongoing investment in a super location.

EPC RATING of D

 4 bedroom(s)  1 bathroom(s)  982.00 sq ft

HALL

BEDROOM 1

LOUNGE

KITCHEN

WC

SHOWER ROOM

LANDING

BEDROOM 2

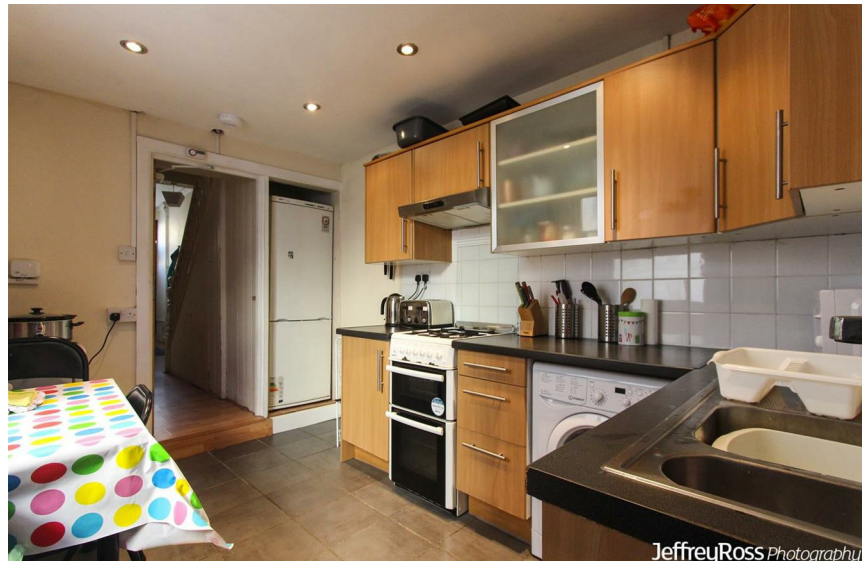
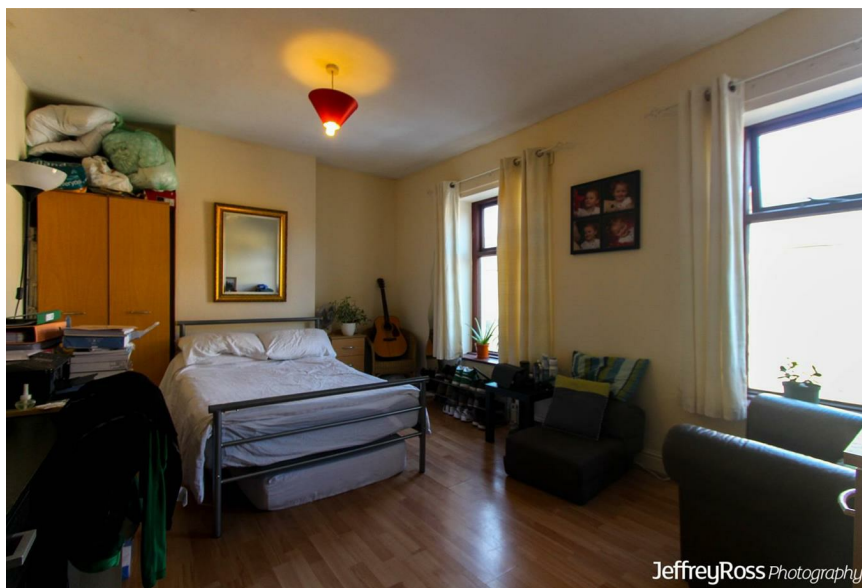
BEDROOM 3


BEDROOM 4

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Coburn Street, Cathays



Total Area: 982 ft<sup>2</sup> ... 91.3 m<sup>2</sup>  
 All measurements are approximate and for display purposes only