

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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KEPPOCH STREET  
ROATH

# KEPPOCH STREET

ROATH, CF24 3JS - £295,000

**GREAT INVESTMENT.**  
 4 BED HMO Located in a popular location in Roath, just minutes walk from City Rd, Cardiff city centre and local uni buildings. You are also well placed for local parks such as Roath Park, as well as great transport links like train station, buses & easy access to the A48/M4 access corridor. The accommodation comprises entrance hallway, lounge, second lounge/ bedroom, lounge / diner and fitted kitchen to the ground floor. To the first floor are three bedrooms and bathroom. The property further benefits from gas central heating, front forecourt and enclosed rear garden. The property is currently let till June 2025 for £2,000 per month rent.

 4 bedroom(s)
  1 bathroom(s)
  1184.00 sq ft


- HALL**
- FRONT LOUNGE**
- SECOND LOUNGE / BEDROOM**
- KITCHEN**
- BATHROOM**
- FRONT BEDROOM**
- MIDDLE BEDROOM**
- REAR BEDROOM**
- GARDEN**

**COUNCIL TAX**  
 Band F

**ADDITIONAL INFO**  
 The property benefits from a new HMO licence. We have been informed that there is Japanese Knotweed in the garden, but there is a fully paid insurance backed treatment plan in place, which is accepted by the majority of mortgage lenders.

**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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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 



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.