CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



K E P P O C H S T R E E T

R O A T H

JeffreyRoss

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 launger bedroom launger (dipps and litted kitchen to the 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



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 Knott weed 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

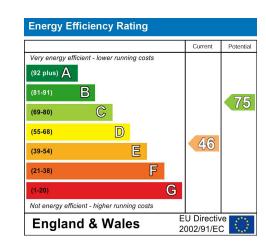










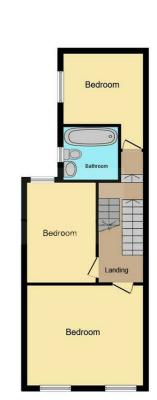












First Floor

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.