



52A Thesiger Street, Cardiff, CF24 4BP

Price £210,000



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Ideal Investment Opportunity in Cathays

This two/three-bedroom former coach house, located on Thesiger Street in the heart of Cathays, Cardiff, presents an excellent investment opportunity for landlords and investors. With its prime location in a vibrant student area known as the "Golden Triangle," this property is perfect for those looking to expand their rental portfolio.

Prime Location

Cathays is a sought-after area for students due to its proximity to Cardiff University, Cardiff Metropolitan University, and the University Hospital of Wales. The property is within walking distance to the city centre, offering easy access to a variety of shops, bars, restaurants, and other amenities. The convenience of this location cannot be overstated, making it a top choice for student tenants.

Property Overview

This semi-detached coach house is HMO licensed, ensuring it meets the necessary requirements for multiple occupancies. The property offers flexible living arrangements with the option to use either two or three bedrooms, depending on the tenant's needs. The spacious reception room, modern kitchen, and well-appointed bathroom provide comfortable living spaces for tenants.

The property does require refurbishment work, offering a unique opportunity for investors to add value and personalise the space to meet tenant demands.

Accommodation Details

Entrance Hall: Provides access to all rooms on the ground floor and stairs leading to the first floor.

Reception Room: A generous living space.

Kitchen: Fully fitted with a range of modern wall and base units, oven, gas hob, and space for appliances. The kitchen is designed for practicality and convenience.

Bedrooms: Three good-sized double bedrooms, each offering ample space for furniture and storage.

Bathroom: Features a bath with overhead shower, WC, and wash hand basin.

Investment Potential

The property is currently generating a rental income between £1,200 and £1,400 per month, making it a lucrative investment. Its location in the Golden Triangle, known for high rental demand, ensures a steady stream of potential tenants, particularly students. This ready-made investment property is an attractive option for both first-time landlords and experienced investors looking to expand their portfolio.

Corporate Sale

As a corporate sale, the property is sold as seen, offering a straightforward purchasing process. The double-glazed windows and gas central heating (not tested) add to the property's appeal, providing additional comfort and energy efficiency.

Transport Links

Cathays boasts excellent transport links, with regular bus services and the nearby Cathays train station providing easy access to Cardiff city centre and beyond. For those who drive, the property is well-connected by road, offering quick routes to major motorways and nearby cities.

Local Amenities

The property is situated close to a range of local amenities, including supermarkets, cafes, and retail shops. The vibrant nightlife of Cathays, with its array of bars and clubs, is a significant draw for students, making this property even more desirable.

Conclusion

This two/three-bedroom former coach house on Thesiger Street is a prime investment opportunity in a high-demand rental area. Its proximity to Cardiff University, the city centre, and a host of local amenities make it an attractive option for student tenants. With potential rental income of up to £1,400 per month and a straightforward corporate sale process, this property is a must-view for any serious investor. Note that the property requires refurbishment work, presenting an excellent opportunity to add value. Contact Harry Harper Sales & Lettings today to arrange a viewing and secure this fantastic investment property.

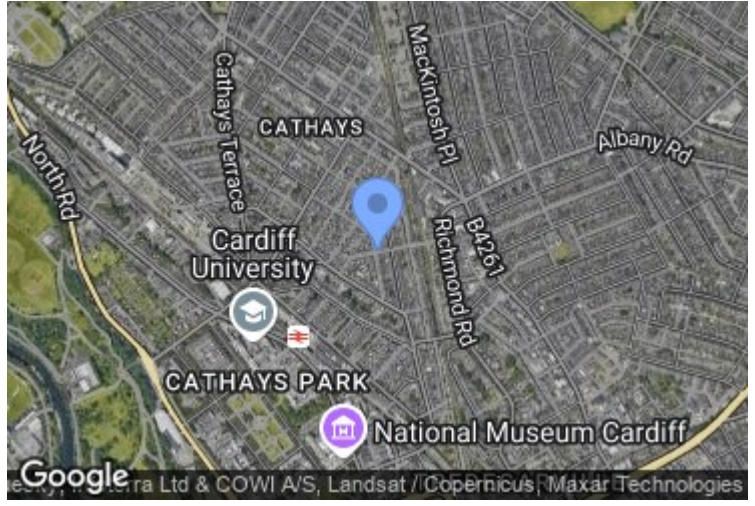
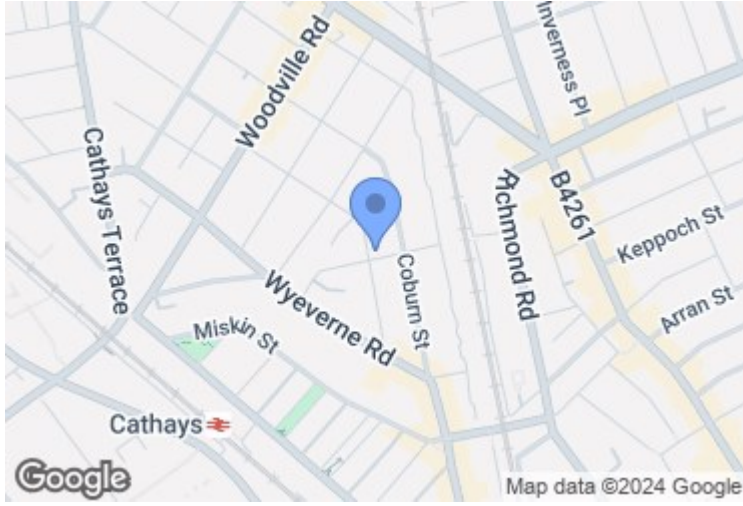
Council Tax

Band D,

Tenure

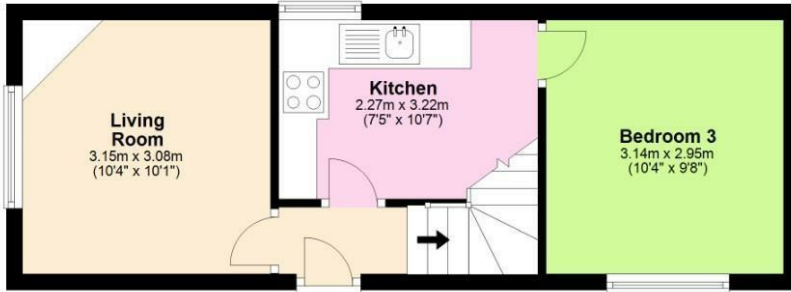
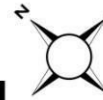
We have been advised by the Vendor that the property is FREEHOLD.





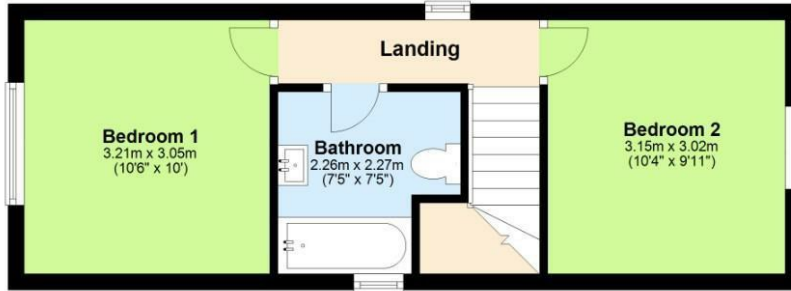
Ground Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 60.1 sq. metres (647.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested so no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
63	85

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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