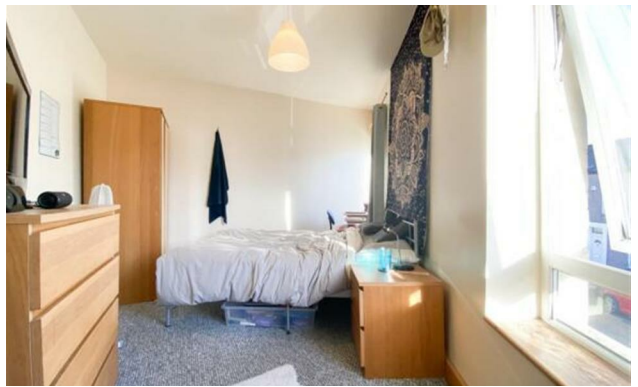


## 14 Minister Street, Cardiff, CF24 4HR

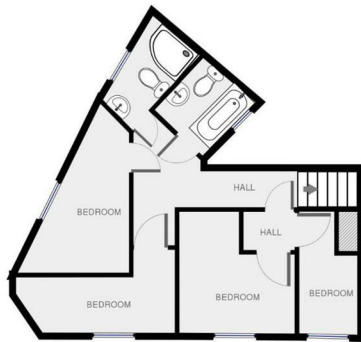
Price £450,000

 5  2  2  D

- 5-bed licensed HMO – prime investment in a high-demand student area
- Let at £2,500 pcm from July 2025 – guaranteed rental income increase
  - 1-bed flat – extra rental or Airbnb income potential
- Large corner plot – additional space and development potential
- Potential for a high 8-10% yield depending on use of flat to rear
- Solar panels with battery storage – reduced energy costs & eco-friendly
  - Spacious communal areas – large lounge, dining room & kitchen
    - 2 shower rooms – convenient for multiple tenants
  - Basement storage – additional space with potential use
- Golden Triangle location – sought-after area for student landlords



Ground Floor



First Floor

**Coach House**  
Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 32.2 sq. metres (346.2 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 no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.