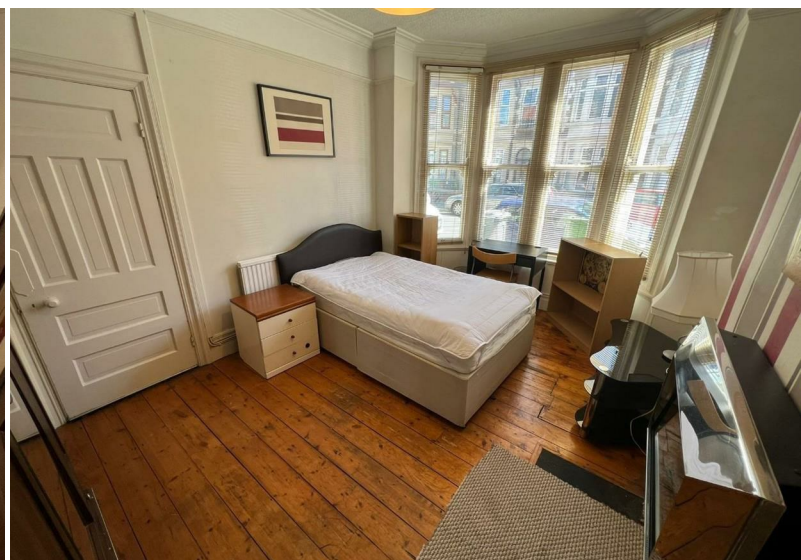




36 Heathfield Road, Cardiff, CF14 3JY

Price £330,000

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An Exceptional Investment Opportunity in the Heart

Positioned in one of Cardiff's most desirable areas, Heathfield Road is an exciting opportunity for investors and landlords. Currently configured as a licensed five-bedroom HMO, this traditional bay-fronted home is well-equipped to serve the city's ever-growing demand for quality shared housing.

Ideal Location for Tenants

Set in the highly sought-after Heath neighbourhood, this property offers unrivalled convenience. The University Hospital of Wales is within easy walking distance, making it especially attractive to healthcare professionals and students. In addition, Cardiff University, Cathays campus, and the city centre are all easily accessible via local bus routes or cycle paths, further broadening the tenant appeal.

Strong Rental Potential

This property is currently let at £1,200 PCM, significantly under the market value for this area and setup. With light refurbishment or modernisation, there's substantial potential to increase the rental yield to between £2,000 and £2,500 PCM — making this a high-yield investment opportunity in an appreciating location.

Spacious Living Across Two Floors

The layout is ideal for sharers, offering a balance of communal and private space. The ground floor includes an airy entrance hall, two spacious double bedrooms, and a bright, well-proportioned living room that retains its original charm with high ceilings and natural light. The living area comfortably accommodates both a lounge and dining zone.

The kitchen, located at the rear of the property, is fitted with modern units and appliances. It offers direct access to the private rear garden, providing outdoor space that's ideal for socialising or relaxing.

Upstairs, you'll find three further generous double bedrooms, all neutrally decorated and flooded with natural light. This thoughtful layout allows each resident to enjoy their own space without compromising on shared living dynamics.

Well-Appointed Bathroom and Practical Features

A modern family bathroom is positioned on the first floor and includes a full-sized bath with shower over, washbasin, and WC — all finished to a clean, contemporary standard.

Additional features include UPVC double glazing throughout, enhancing insulation and reducing noise, along with a gas central heating system to maintain comfort year-round.

Outdoor Appeal and Kerb Presence

Externally, the property offers a tidy front forecourt and an enclosed rear garden — both easy to maintain. The rear garden is a great feature for tenants seeking outside space, and also presents an opportunity for further landscaping or recreational enhancements.

Proximity to Amenities

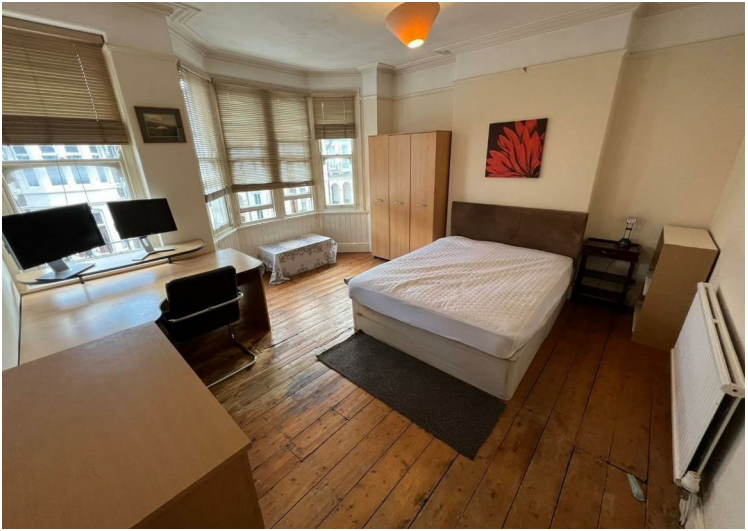
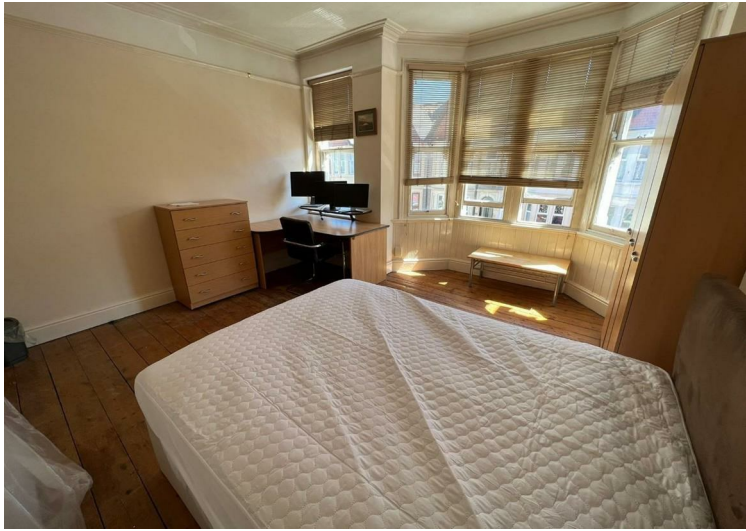
The home is conveniently located near popular shopping areas such as Whitchurch Road, Cathays Terrace, and North Road — all offering an array of cafes, restaurants, supermarkets, and independent retailers. Green spaces like Gelligaer Street Park and Maindy Leisure Centre are nearby for those who value outdoor and fitness activities.

Investment-Ready

This home is fully compliant with HMO licensing and has been managed with rental efficiency in mind. For investors looking for a reliable addition to their portfolio — particularly one with value-add potential — this is a rare and timely opportunity in an ever-desirable part of Cardiff.

Council Tax

Band - E

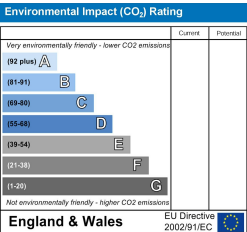
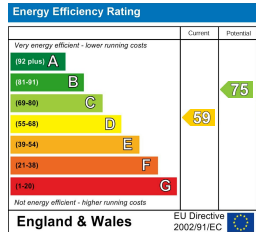




Ground Floor



First Floor



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