



KEY

EXECUTIVE

SALES

Asking price £220,000 , Merthyr Street, Cathays, Cardiff CF24 4JL



- 4 BED HMO
- CATHAYS AREA
- INVESTMENT OPPORTUNITY
- A MUST VIEW



Living/Dining Room

13'98 x 11 max (3.96m x 3.35m max)

Laminate flooring, door to garden, door to kitchen, door to bedroom 4, radiator.

Bathroom

Bath with shower, wc, wash hand basin and radiator.

Bedroom Four

11'01 x 10'57 max (3.38m x 3.05m max)

Laminate flooring, window to front, radiator.

Bedroom Three

9'49 x 8'42 max (2.74m x 2.44m max)

window to rear, radiator, carpet.

Bedroom Two

11' x 9'06 max (3.35m x 2.90m max)

Radiator, carpet, window to rear.



Kitchen

10'65 x 8'39 max (3.05m x 2.44m max)

Matching range of base and eye level units, space for fridge freezer, space for oven, space for washing machine, window to side, door to bathroom, boiler located here.

Bedroom One

10'85 x 14'20 max (3.05m x 4.27m max)

Two windows to front, radiator, carpet.



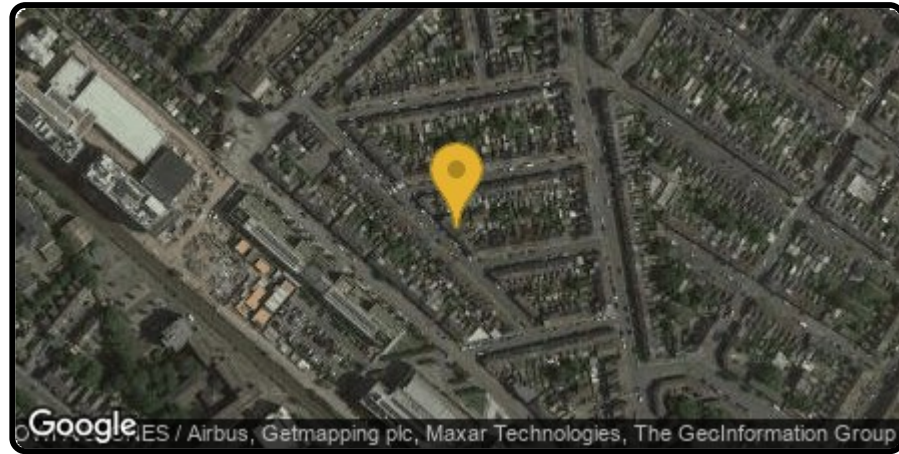
**, Merthyr Street, Cathays, Cardiff, CF24
4JL**

*****INVESTMENT PROPERTY*****

This four bedroom HMO is located in the Cathays area and the property comprises briefly of a living room, downstairs bedroom, kitchen & bathroom, following upstairs to the three other bedrooms, with potential to improve throughout this is certainly one to come and view.

Currently tenanted until the end of January for £850pcm, the HMO licence will need to be re-applied for.

Get in contact to view this one and grab a fantastic opportunity!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

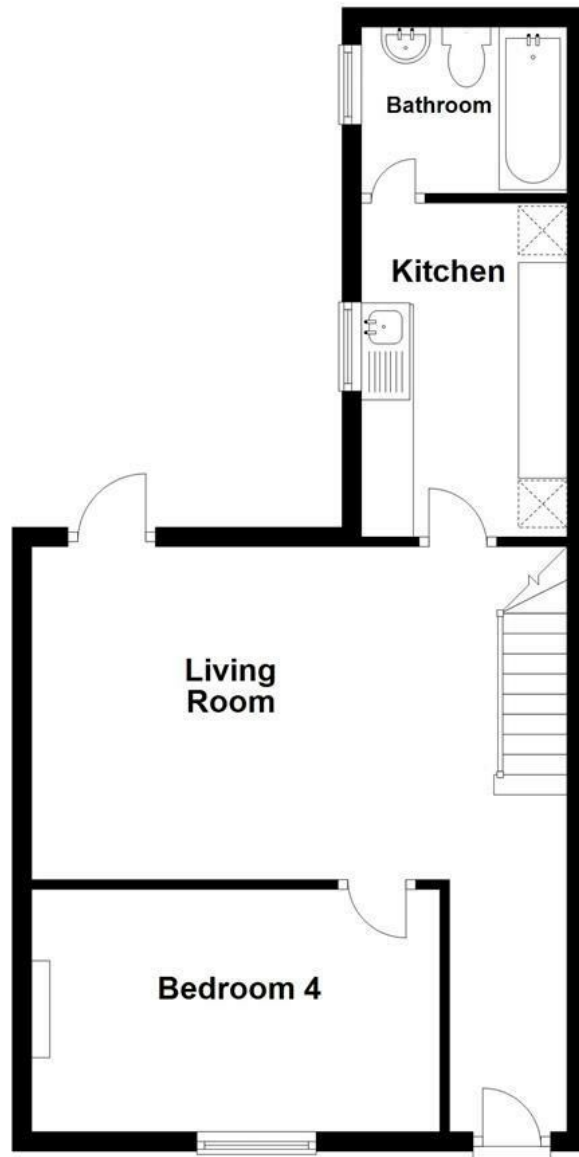
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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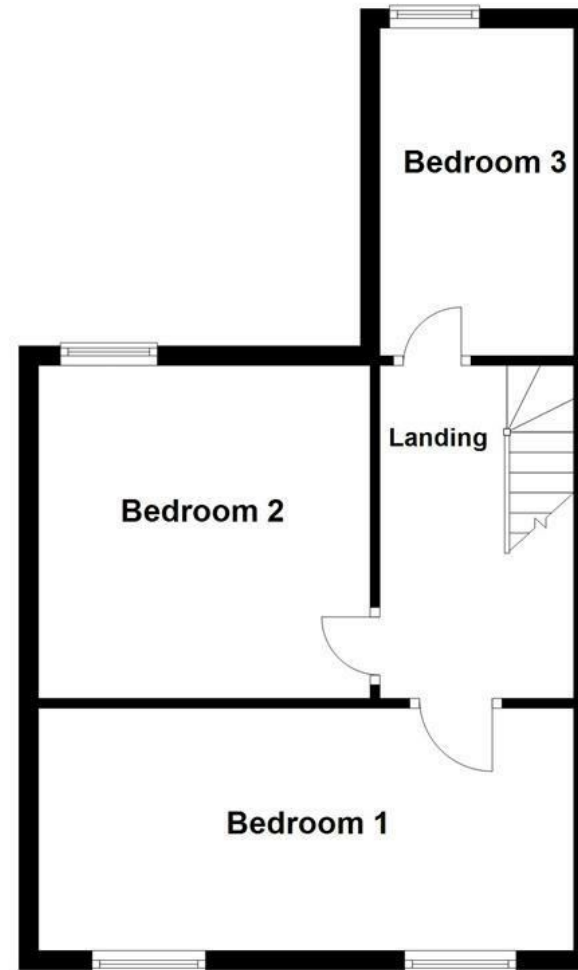
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Ground Floor



First Floor



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