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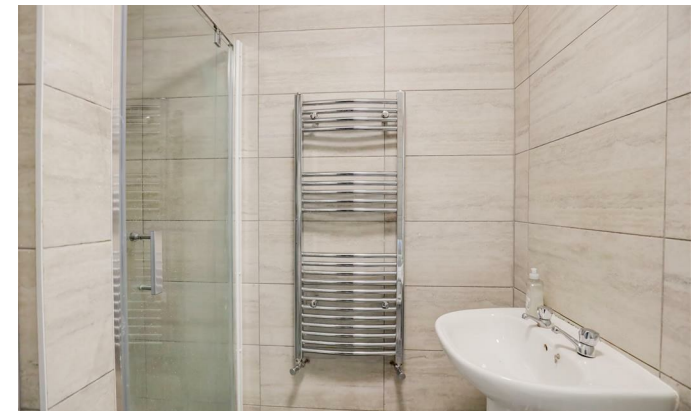
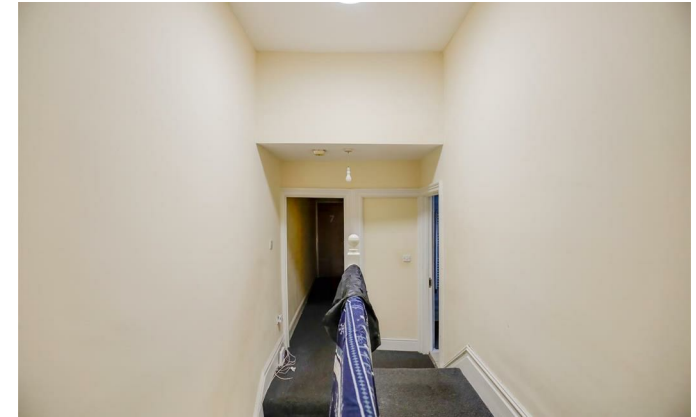
EXECUTIVE

SALES

Guide Price £400,000 , Colum Road, Cardiff CF10 3EJ



- 7 Bed HMO (Newly re-licenced)
- Investment Opportunity
- Next to Cardiff University
- Rare To Market
- Refurbished 3 Years Ago
- Potential To Add Further Room By Converting The Attic
- 10.35% Gross Yield
- 142 square metres (taken from EPC)



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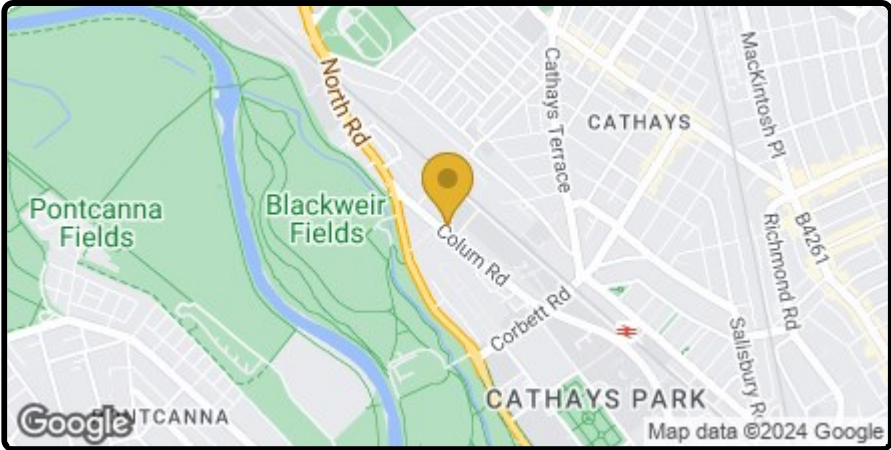
Introducing an exceptional investment opportunity – a 7-bedroom House in Multiple Occupation (HMO) currently yielding a monthly rental income of £3,450 including bills (circa 10% gross yield). Poised adjacent to Cardiff University, this property not only provides a substantial income but also boasts a prime location in an area known for its vibrant student life and dynamic community.

Situated in the heart of this lively student hub, the HMO is surrounded by a myriad of amenities, from trendy cafes and eateries to cultural hotspots and recreational facilities. The proximity to Cardiff University enhances the property's appeal, making it a preferred choice for students seeking convenience and a thriving academic atmosphere.

The current rental breakdown includes six rooms rented at £500pcm each and one room at £450pcm, showcasing the property's solid financial performance. Beyond its immediate financial gains, envision the prospect of maximizing rental yields as demand in this bustling academic locale continues to grow. The possibility to expand this by extending into the attic to add a additional 2 bedrooms.

This property not only stands as a sound investment but is also a gateway to the unique lifestyle and energy of the surrounding area. We encourage you to schedule a viewing promptly to not only assess the financial merits but also to immerse yourself in the vibrant community that defines this locale.

Contact us now to arrange your viewing and explore the myriad of possibilities that come with owning a valuable asset in the heart of Cardiff's thriving student district.



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key Executive Sales

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Ground Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 136.9 sq. metres (1473.4 sq. feet)