

# CREETLY MARKET

**Alfred Street, Cardiff, CF24 4TZ**  
**Guide Price £420,000**

A discreetly marketed property.

This spacious 6 bedroom, 2 bathroom HMO in Roath. The property has been fully refurbished throughout top to bottom. A example of a very high quality HMO.

Fully compliant with HMO licensing regulations and holds a new HMO license. The property has potential earnings of £550pcm - £600 pcm per room (excluding bills).

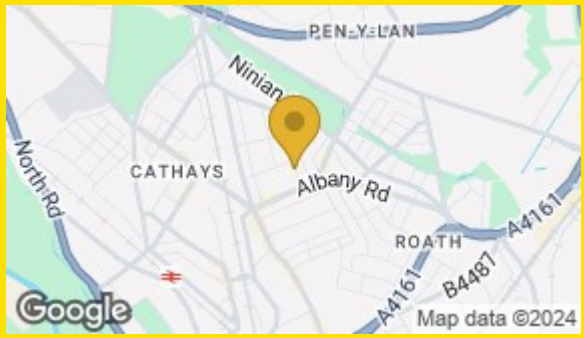
Key Investment Highlights:

- Guide Price: £420,000
- Total Annual Income: £39,600 - £43,000
- Yield: 9.4-10%

**KEY  
LET**

SALES & LETTINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(101-120) <b>A</b>		
(81-100) <b>B</b>		
(61-80) <b>C</b>		
(41-60) <b>D</b>		
(21-40) <b>E</b>		
(1-20) <b>F</b>		
(0-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



Bay Office (Sales & Lettings),  
117-120 Bute Street, Cardiff Bay,  
Cardiff, CF10 5AE  
029 2048 9000  
executive@keylet.co.uk / headoffice@keylet.co.uk / sales@keylet.co.uk  
Luxury Lets Ltd T/A Keylet Executive  
Company Reg. No. 5294705 VAT Reg. No. 851 0128 63

www.keylet.co.uk



Cathays Office (Sales & Lettings),  
1a Mundy Place, Cathays,  
Cardiff CF24 4BZ  
029 2038 8399  
lettings@keylet.co.uk / sales@keylet.co.uk  
Cardiff Property Lettings Ltd T/A Keylet  
Company Reg. No. 5294733 VAT Reg. No. 851 0127 65