



## Cyprian House, Monthermer Road, Cardiff, CF24 4QY

### Guide Price £525,000

An outstanding investment opportunity in Cardiff's highly lucrative student market. This property is meticulously designed to offer the pinnacle of modern living, making it the ideal lifestyle choice for both young professionals and students. Situated in a prime location, it provides easy access to Heath Hospital, Roath Park, and Cardiff University.

This investment property features 7 spacious bedrooms, each with its own en-suite bathroom, ensuring maximum comfort and privacy for tenants. The property boasts luxury open-plan living spaces with state-of-the-art integrated designer 'Avantgarde' kitchens. High-speed internet connections, satellite TV cabling, and an intercom system are just a few of the quality features that make this property stand out.

Fully compliant with HMO licensing regulations and holding a valid HMO license. It is already rented for the 2024/2025 academic year at £630 per room (including bills), ensuring immediate income generation.

Key Investment Highlights:

# KEY LET

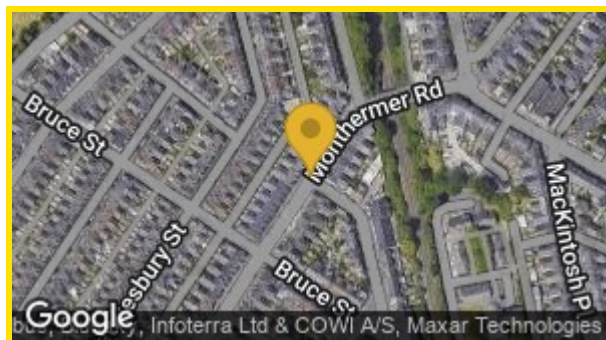
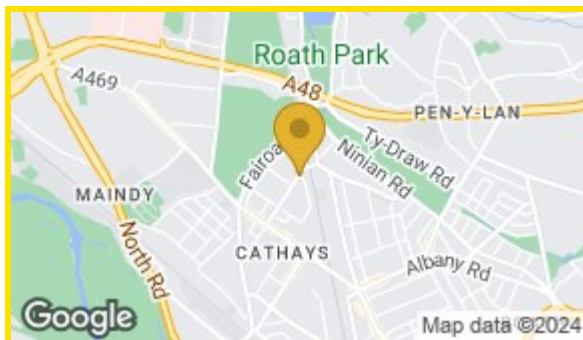
SALES & LETTINGS

**CPRs**

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Energy Efficiency Rating	
Current	Target
80	90
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
79	89
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	



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