



KEY

EXECUTIVE

SALES

Guide Price £525,000 , Cyprian House, Monthermer Road, Cardiff CF24 4QY



- Yield 10.5%
- HMO License
- Seven en-suite bedrooms
- Modern kitchen with appliances
- Desirable area for Student & Professional Tenants
- Purpose Built in 2015



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

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 ensuite 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.

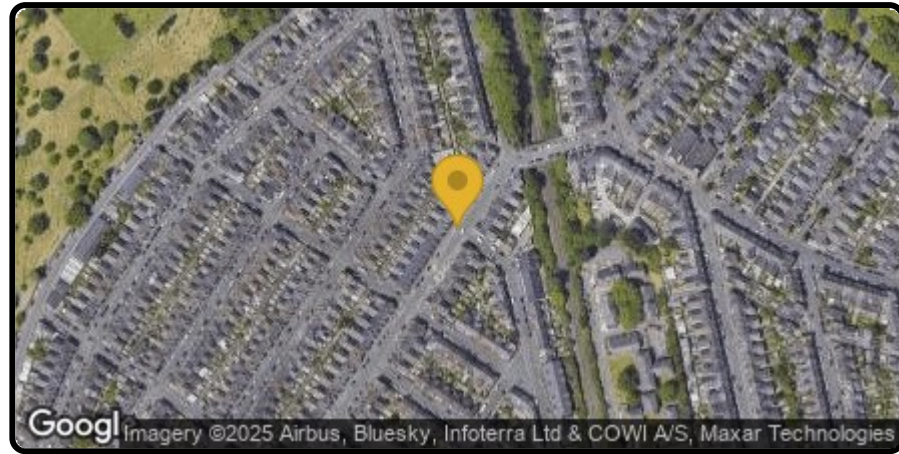
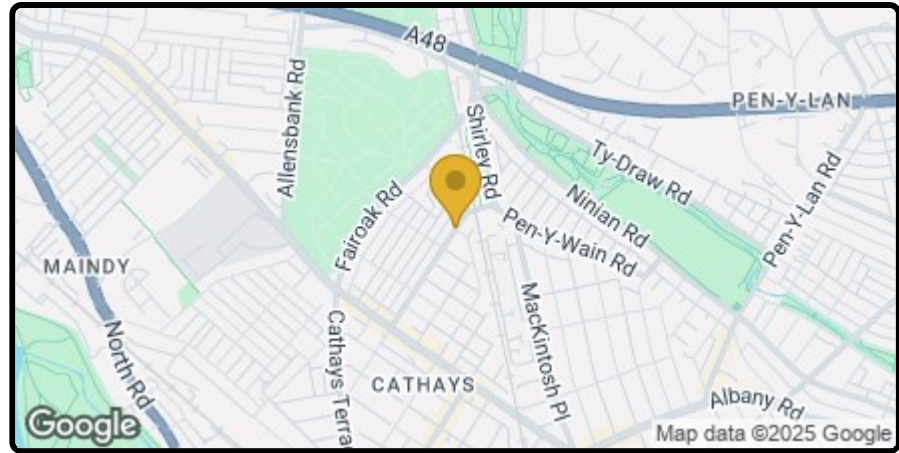
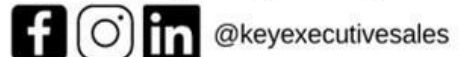
Key Investment Highlights:

- Guide Price: £520,000
- Total Annual Income: £52,920
- Gross Yield: 10.5%
- Prime location with excellent access to local amenities
- High demand from students and young professionals

Don't miss out on this exceptional investment opportunity. Contact us today to arrange a viewing.

Key Executive Sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	80	
(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		89
(81-91) B	79	
(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	



Ground Floor



1st Floor



2nd Floor