



Guide Price £395,000 , Wyeverne Road, Cathays, Cardiff CF24 4BG



- 6 Double Bedrooms (HMO)
- Income of £34,200 p.a (2025-2026)
- 1 Bathroom and 2 En-Suite Showers
- Next to Cardiff University
- Oven Ready Investment
- Street Parking Available
- Cathays (Golden Triangle)
- No Onward Chain



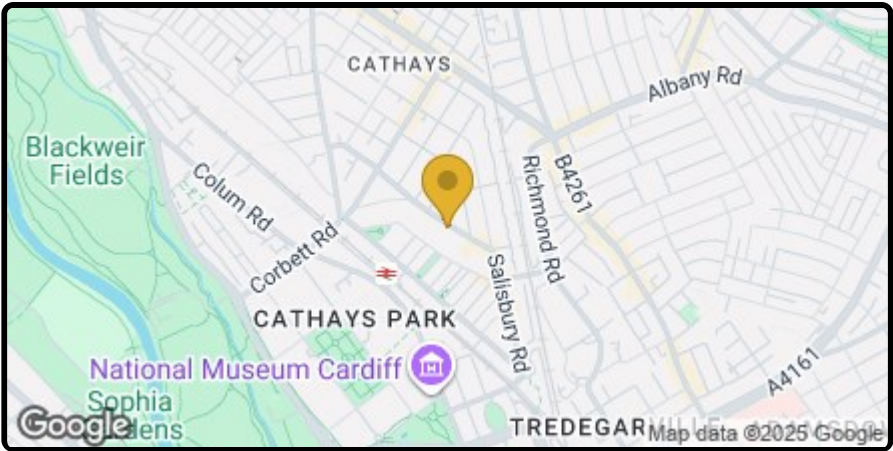
, Wyeverne Road, Cathays, Cardiff,
CF24 4BG

An exceptional investment opportunity – a 6 double bedroom semi detached House in Multiple Occupation (HMO) yielding an annul rental income of £34,200 p.a. (9% yield) (2025 -2026) with a ERV of £36,000 p.a. (9.5%). Poised adjacent to Cardiff University, this property not only provides a potential 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 Property offers six well proportioned double bedrooms and one main bathroom as well as two of the bedrooms having their own ensuite showers. The communal areas are spacious and modern, fostering a sense of community and making it an attractive choice for tenants. With a strong rental demand in Cathays, properties like this are perpetually in high demand.

The current rental breakdown includes all six rooms rented at £420pcm (until June 2025) . 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 1-2 bedrooms (subject to planning).



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		
	54	79
England & Wales		
EU Directive 2002/91/EC		

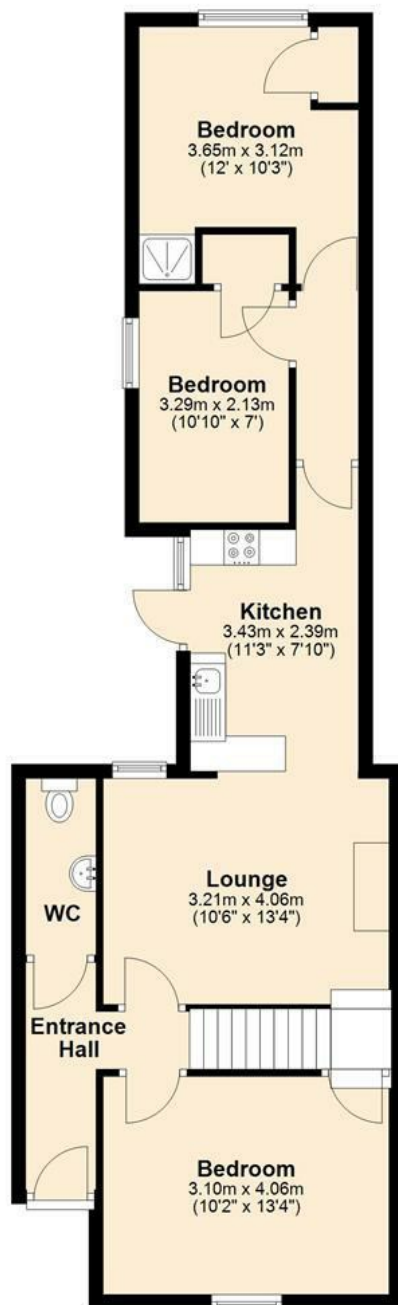
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England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

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Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 110.7 sq. metres (1191.7 sq. feet)