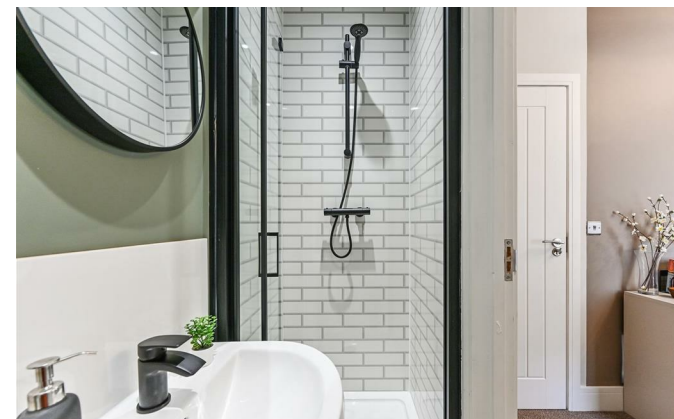
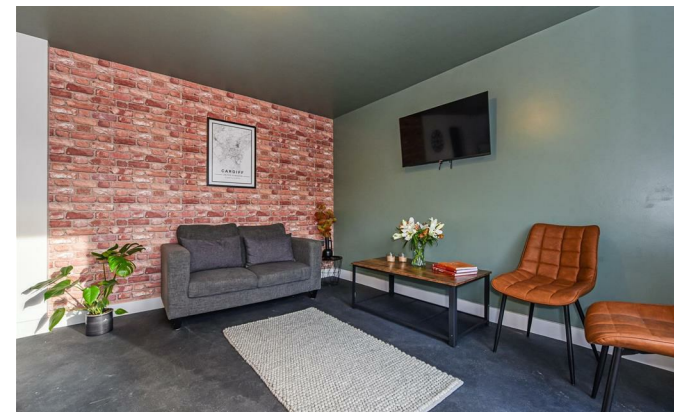




Best Offers Over £3,350,000 Oak Road, Cardiff CF23 5HH



- 6 HMO INVESTMENT PROPERTIES
- GROSS ANNUAL RENTAL INCOME £340,740
- FULLY REFURBISHED TO EXCEPTIONAL STANDARD
- IMPRESSIVE 8.52% NET YIELD
- PRIME LOCATIONS FOR STUDENTS OR PROFESSIONALS
- TURNKEY INVESTMENT OPPORTUNITY
- RARELY AVAILABLE
- IMMACULATE CONDITION THROUGHOUT
- FULLY COMPLIANT
- 100 % OCCUPANCY LEVEL



, Fairoak Road, Cardiff, CF23 5HH

***** HMO PORTFOLIO DEAL COMPRISING OF 6 INDIVIDUAL PROPERTIES FULLY LET *****

A rare opportunity to acquire a high-performing residential investment portfolio, comprising six fully licensed HMO properties situated in some of the most sought-after and consistently high-demand areas of Cardiff: CF14, CF23 and CF24.

Each property has been thoughtfully renovated and maintained to a very high standard, appealing to professionals, students and long-term tenants alike. These homes offer modern, spacious living environments that meet all current HMO regulations, ensuring both tenant satisfaction and long-term compliance for landlords. The high finish and strategic locations contribute to 100 % occupancy.

The portfolio is fully let and professionally managed, producing a strong net yield of 8.52%. This provides investors with immediate, reliable cash flow and a solid return from day one, with potential for further capital appreciation in these growing areas of the city.

Positioned in Cardiff's most dynamic rental zones the properties benefit from proximity to key amenities, transport links, Cardiff Universities Campuses , and hospitals.

These locations ensure consistent demand and long-term rental resilience.

This is an ideal acquisition for investors looking to secure a turnkey, income-generating portfolio in Wales' thriving capital. Whether you're expanding an existing portfolio or entering the market at scale, opportunities of this quality and yield are few and far between.

Breakdown of Monthly Rent Yields

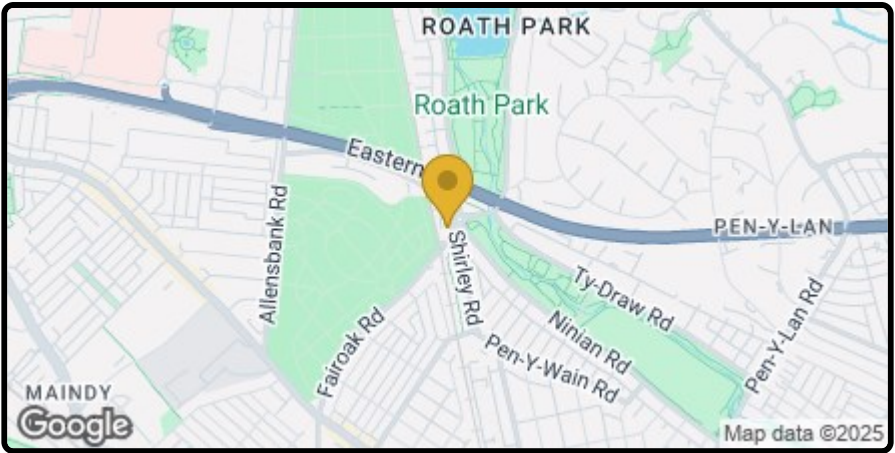
- Roath Park - 5 Bedroom 2 Bathroom HMO Let - £ 3,260 pcm
- Penylan - 6 Bedroom 5 Bathroom HMO Let - £ 3935 pcm
- Gabalfa - 7 Bedroom 6 Bathroom HMO Let - £ 4,600 pcm
- Roath - 9 Bedroom 8 Bathrooms HMO Let - £ 6,000 pcm
- Roath - 9 Bedroom HMO Let 9 Bathrooms - £ 6,600 pcm
- Splott - 6 Bedroom HMO Let 3 Bathrooms - £4,000 pcm

GROSS MONTHLY RENTAL INCOME :- £ 28,395
GROSS ANNUAL RENTAL INCOME :- £ 340,740

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk |www.keylet.co.uk |117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863

   @keyexecutivesales



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		
70		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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

