



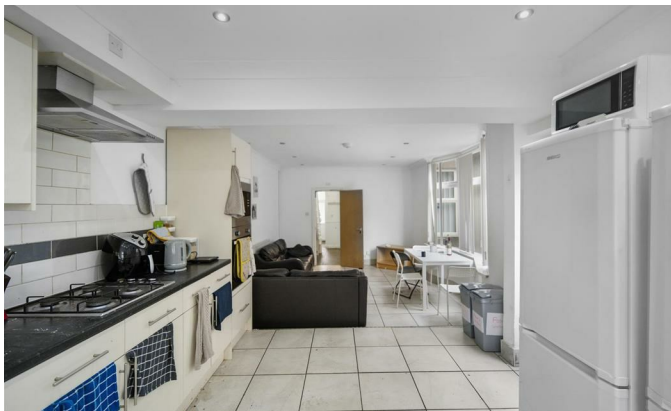
KEY
EXECUTIVE
SALES

£500,000

, Cathays Terrace, Cathays, Cardiff CF24 4HW



- Excellent 8.3% gross yield — proven, high-performing investment
- Fully licensed 6-bedroom HMO with planning in place
- Prime Cathays Terrace location
- Large open-plan kitchen and lounge
- Consistently strong tenant demand from students
- Three Jack & Jill bathrooms
- 6 Double sized Bedrooms
- 5 Minutes walk to main University



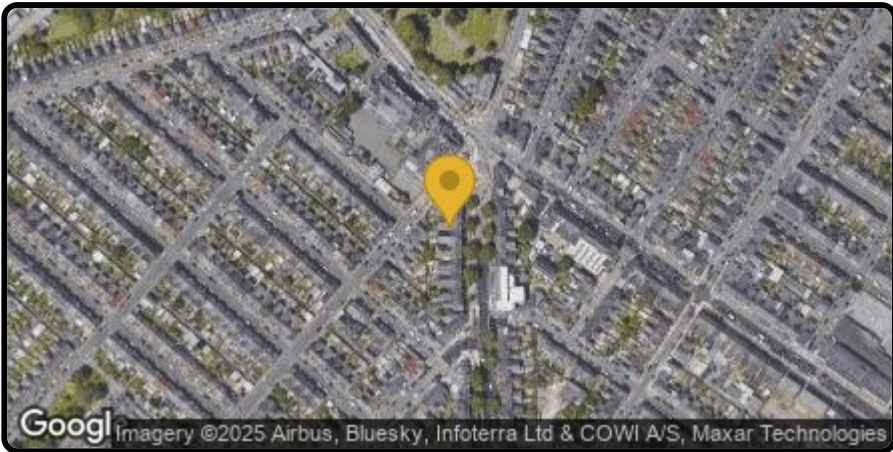
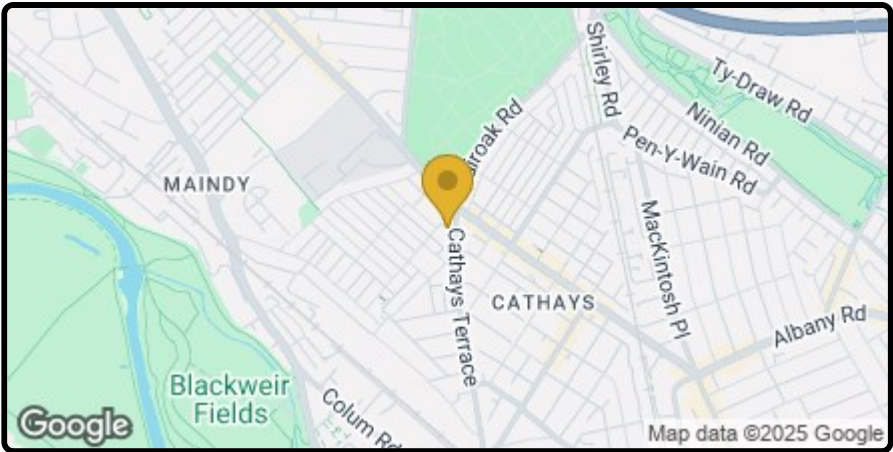
, Cathays Terrace, Cathays, Cardiff,
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A superb opportunity to acquire this fully licensed six-bedroom HMO on the ever-popular Cathays Terrace, ideally situated for University students. This established investment is perfectly located just five minutes from Cardiff University’s main buildings on Park Place and only ten minutes from the city center, making it one of the most desirable rental locations in Cardiff.

The property is arranged over three floors and has been thoughtfully designed to maximize both comfort and practicality. It features three stylish Jack & Jill bathrooms, a separate toilet, and a large open-plan kitchen and lounge area that creates a fantastic social hub for tenants. With full planning permission and a current HMO license, the property is fully compliant and ready for immediate income generation.

Each of the six bedrooms is well-proportioned, offering excellent natural light and modern décor, ensuring continued strong tenant appeal and minimal void periods. The property is consistently popular with both students and young professionals, drawn to its generous living space, modern facilities, and unbeatable location close to local shops, cafes, and public transport links.

With a solid gross yield of 8.3%, this property represents a high-performing, low-maintenance investment in the heart of Cathays — one of Cardiff’s most in-demand rental markets. Opportunities of this caliber are rare; enquire today to arrange a viewing and secure a proven income-generating asset.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(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		
(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

Key Executive Sales

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