



85 Malefant Street

Cathays, Cardiff, CF24 4QD

£435,000

REF: 19651015

MATTERPORT AVAILABLE

6 BEDROOM HMO - INVESTMENT PROPERTY - OCCUPATION CONTRACT IN PLACE UNTIL 28TH JUNE 2027 - HMO LICENCE VALID UNTIL 2029 - 8.69% ROI - CURRENT RENT IS £3,150 - 2 BATHROOMS SPLIT ACROSS 3 ROOMS - GREAT LOCATION FOR STUDENT OR PROFESSIONAL TENANTS

Nestled in the vibrant area of Cathays, Cardiff, this impressive six-bedroom house presents an excellent investment opportunity. Located on Malefant Street, the property is well-suited for those seeking a high-yielding asset in a bustling student and professional rental market.

The house boasts a spacious reception room, perfect for communal gatherings or relaxation. With six generously sized bedrooms, it offers ample space for tenants, ensuring comfort and privacy. The property features two bathrooms, conveniently split across three rooms, catering to the needs of its occupants and enhancing the overall living experience.

Currently, there is an occupation contract in place, providing a secure income stream until 28th June 2027. This arrangement not only guarantees immediate returns but also allows for strategic planning for future investments. With an impressive return on investment of 8.69%, this property stands out as a lucrative option for discerning investors.

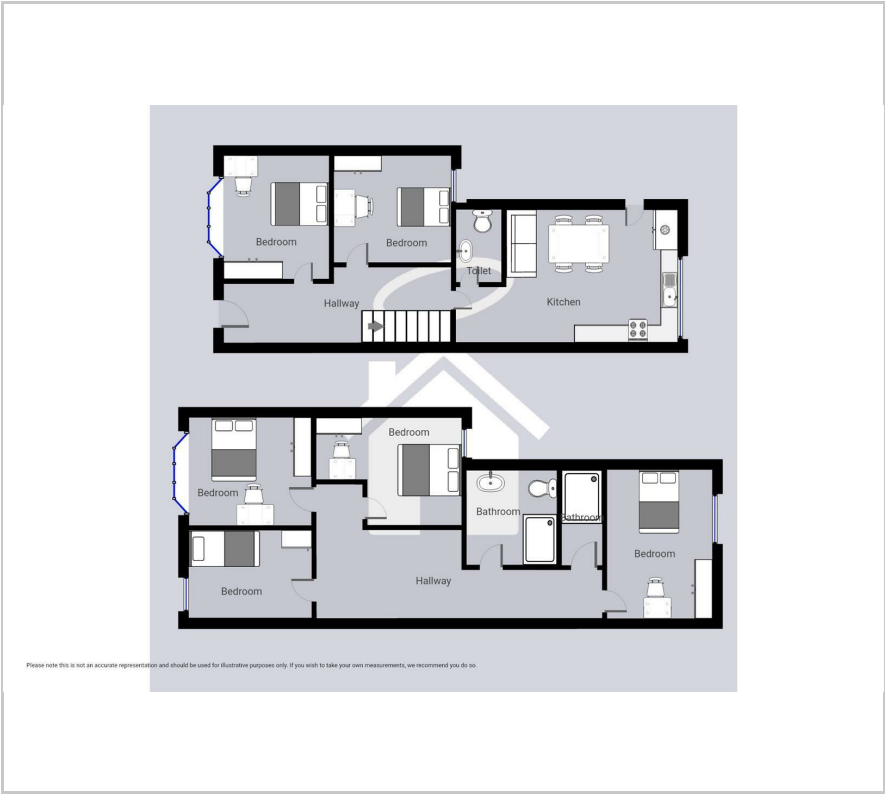
- 6 bedroom HMO property
- HMO licence valid until 2029
- ROI: 8.69%
- Occupation contract in place until 28th June 2027
- Amazing investment opportunity
- Current rent: £3,150 PCM
- 6 double bedrooms
- 2 full bathrooms split over 3 facilities
- Two bedrooms on the ground floor and four on the first floor
- Attractive location for students and professional tenants

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



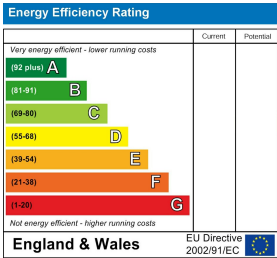
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.