



£525,000

, Richards Street, Cardiff CF24 4DA



- 9 Bed HMO – Richards St, Cathays
- 10.56% Net Yield – strong income return
- Prime student location near Cardiff University
- 9 lettable rooms with shared living areas
- High-demand student area in Cardiff
- Turn-key investment opportunity



Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may

result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



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An excellent opportunity to acquire a substantial 9-bedroom HMO investment property located on Richards Street, in the heart of Cathays – one of Cardiff’s most established and consistently high-demand student rental locations.

Positioned just a short distance from Cardiff University, the property benefits from strong, reliable rental demand year after year, making it an ideal addition to any investor’s portfolio. Cathays is widely recognized as the primary student district of Cardiff, with easy access to university buildings, local amenities, cafés, shops and excellent transport links into the city center.

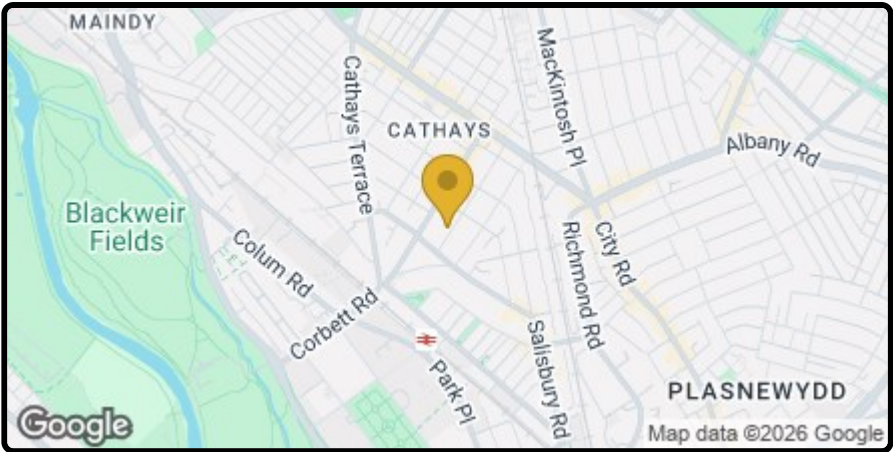
The property comprises nine well-proportioned bedrooms, generous communal living space and multiple bathroom facilities, providing a practical and attractive layout for student accommodation. The house has been configured specifically for the HMO market and offers a ready-made investment opportunity with strong rental performance.

Currently producing an attractive 10.56% net yield, the property offers investors immediate income with the benefit of owning a high-demand asset in a proven rental location. Properties of this size and yield within Cathays are rarely available, particularly in such a central position within the student district.

Richards Street is a well-established student road, situated within walking distance of the university, local shops, bars and restaurants, ensuring continued tenant demand and minimal void periods.

This is a turn-key investment opportunity ideally suited to experienced landlords or those looking to expand their HMO portfolio in one of Cardiff’s most reliable student rental markets.

For further information or to arrange a viewing, please contact our sales team.



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	81
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		
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