



£425,000

, Moy Road, Cardiff CF24 4TF





- Fully tenanted 6-bedroom HMO with immediate income
- Strong 8.47% net yield
- Prime Roath location near university, city centre & amenities
- Well-maintained and in good condition throughout
- Spacious bedrooms with functional communal areas



Disclaimer
Even high-demand investment with no void periods
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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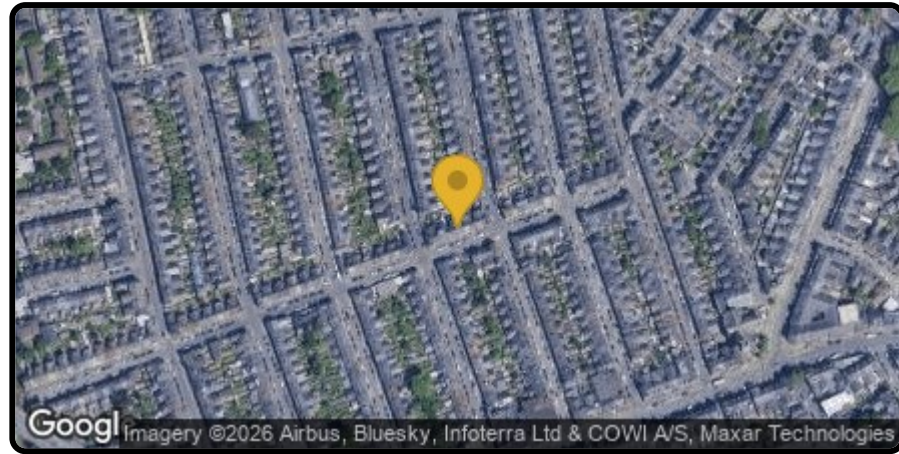
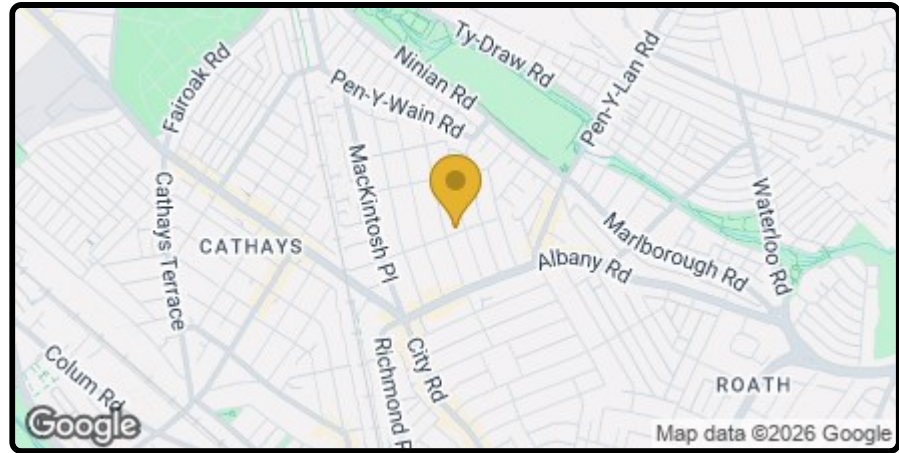
An exceptional investment opportunity in the heart of Roath, this fully tenanted six-bedroom HMO on Moy Road offers immediate income and long-term growth potential in one of Cardiff's most sought-after rental locations.

Positioned within a consistently high-demand area popular with students and young professionals, this property captures attention from the outset with its proven rental performance and strong net yield of 8.47%. For investors seeking a hassle-free addition to their portfolio, the appeal is clear—secure income from day one with no void periods and an established tenant base already in place.

Internally, the property is presented in good condition throughout, having been well maintained to meet the expectations of modern tenants. The accommodation is thoughtfully arranged to maximize rental return, comprising six well-proportioned bedrooms, communal living space, and functional kitchen and bathroom facilities. Each room offers comfortable living, ensuring continued tenant satisfaction and retention.

The location further enhances its desirability. Moy Road sits within easy reach of Cardiff University, the city center, and an array of local amenities including cafes, shops, and transport links. This ensures ongoing demand year after year, reinforcing the property's reliability as a high-performing asset.

For investors, this is more than just a property—it's a ready-made income stream in a prime location. With strong yields, full occupancy, and solid condition, this HMO represents a smart, strategic acquisition for those looking to expand or strengthen their portfolio with a dependable, hands-off investment.



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		55	
(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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Ground Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Digiprop.