property details **approval form**

73 Mackintosh Place, Roath, Cardiff, South Glamorgan, Wales, CF24 4RL
Date: 26 October 2026 **Property Ref and Version:** ROA115000 - 0005

selling your home with us!

allen & harris

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£450,000

Tenure: Freehold

>> key features

- 6 Bedroom HMO
- Fully Let
- Two Shower Rooms
- Fitted Kitchen/Dining Area
- Two Separate WC's
- Front Forecourt
- Enclosed Rear Garden
- EPC Rating: D

>> short description

6 Bed HMO! A spacious double bay-fronted end-terrace investment property in Roath. Offering six bedrooms, fully let for the academic year 2026/27 with annual rental income of £37,440 (8.32% Yield @ £450,000)

>> long description

6 Bed HMO! Currently let for the academic year 2026/27.

The accommodation briefly comprises an entrance hallway, spacious lounge, dining area with kitchen space, ground floor bedroom and WC. To the upper floors are five further bedrooms, two shower rooms and an additional WC, providing excellent space for tenants.

Ideally situated within walking distance of local shops, cafés, parks and Cardiff City Centre, the property further benefits from gas central heating, a front forecourt and an enclosed rear garden.

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A rare opportunity to acquire a large period property in a highly sought-after location with scope to add value. Viewing is highly recommended.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

>> directions

>> Agent Note

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>> room description

Ground Floor

Entrance
Via a front door into:

Hallway
Stairs rising to first floor, tiled flooring, radiator and doors providing access to:

Lounge
15' 3" x 11' 8" (4.65m x 3.56m)
Bay window to front aspect, radiator and powerpoint.

Bedroom Six
11' 5" x 10' 8" (3.48m x 3.25m)
Window to rear aspect, radiator and powerpoint.

Kitchen/Dining Area
22' 1" x 10' 6" (6.73m x 3.20m)
Dining Area: Double glazed window to side aspect, storage into recess, powerpoints and opens to:

Kitchen Area: Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and slimline dishwasher, extractor hood, powerpoint, wall mounted boiler, double glazed door to side providing access to rear garden and door providing access to:

Separate Wc
Fitted with a two piece suite comprising WC, wash hand basin, spaces for washing machine and tumbledryer and double glazed obscure window to side aspect.

First Floor

Landing
Stairs rising to second floor and doors providing access to:

Bedroom One
15' 10" x 11' 10" (4.83m x 3.61m)
Double glazed bay window and an additional window to front aspect, radiator and powerpoint.

Bedroom Four
11' 5" x 9' 3" (3.48m x 2.82m)
Double glazed window to rear aspect, radiator and powerpoint.

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and double glazed obscure window to side aspect.

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>> room description

Separate Shower
Fitted with a shower cubicle.

Bedroom Three
11' 9" x 10' 6" (3.58m x 3.20m)
Double glazed window to side and rear aspect, radiator and powerpoint.

Second Floor
Landing
Doors providing access to:

Bedroom Two
15' 9" x 11' 10" (4.80m x 3.61m)
Double glazed window to front aspect, radiator and powerpoint.

Bedroom Five
11' 9" x 9' 10" (3.58m x 3.00m)
Double glazed window to rear aspect, radiator and powerpoint.

Separate Wc
Restricted Head Height: Fitted with a two piece suite comprising WC, wash hand basin, radiator, sloped ceiling and double glazed skylight window to side aspect.

Outside
Front Forecourt
Enclosed by low brick bound wall and mainly paved.

Rear Garden
Enclosed with slate chipping's and access to storage areas.

Estate Agents Notes
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>> room description

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>> property images

















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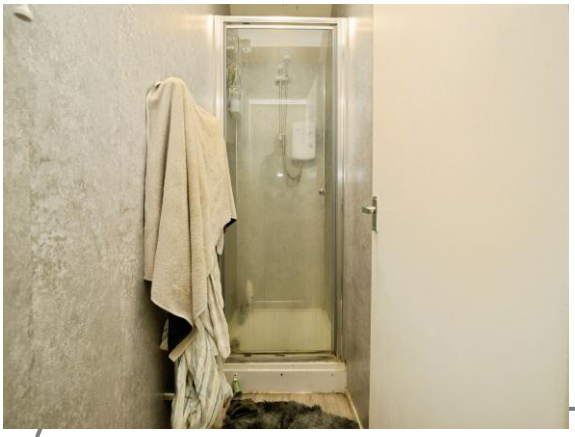
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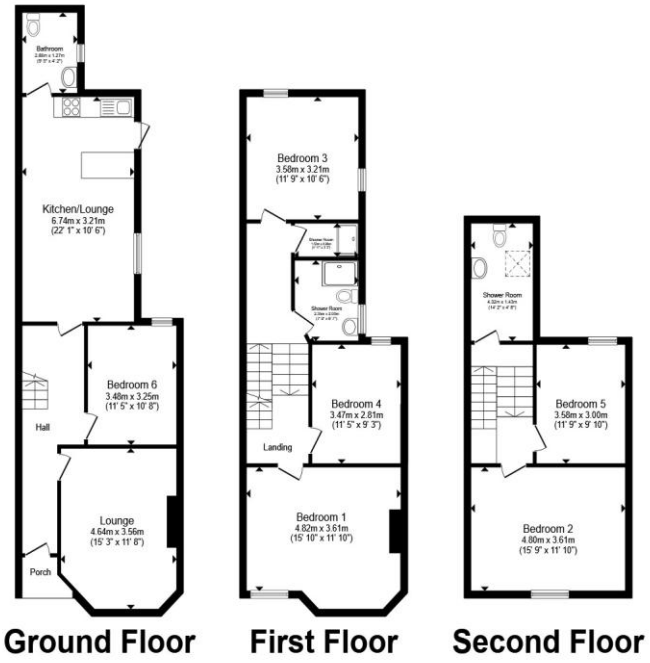




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>> floor plan



Total floor area 167.4 m² (1,802 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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>> approval

	Signature	Date
James Lamb		
Mr Stephen Jason Healey		