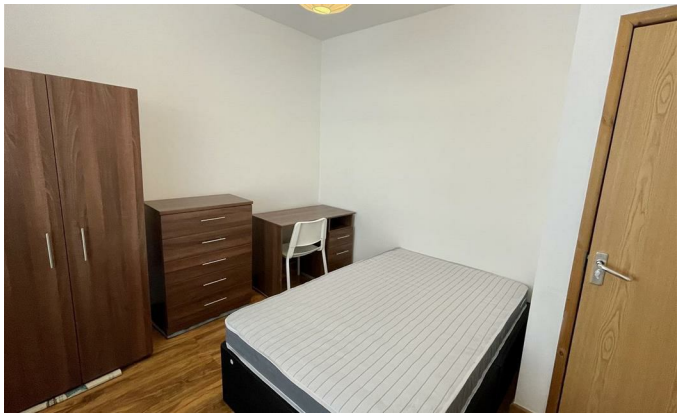
KEY EXECUTIVE SALES

£475,000 **, Thesiger Street, Cardiff CF24 4BN**

- 7 Bedroom Student HMO Investment
- Prime Cathays Location – Thesiger Street
- 3 Bathrooms
- Strong 8.97% Net Yield
- Established Student Let
- Excellent Addition to Any HMO Portfolio

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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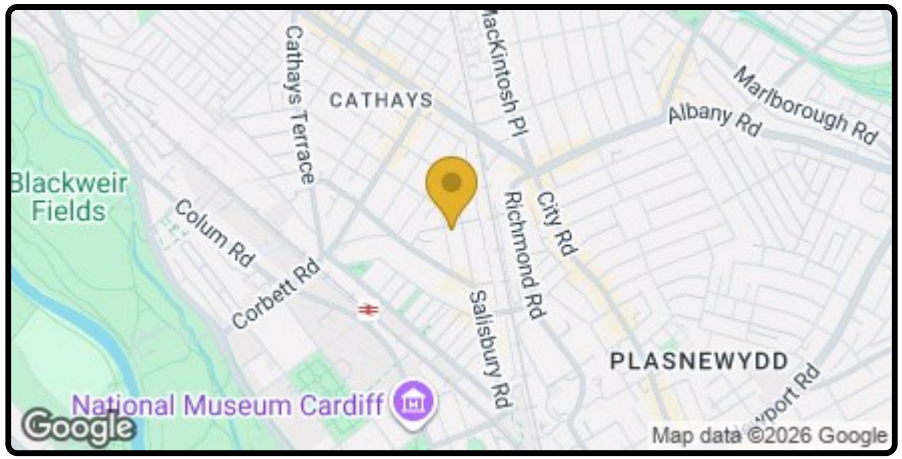


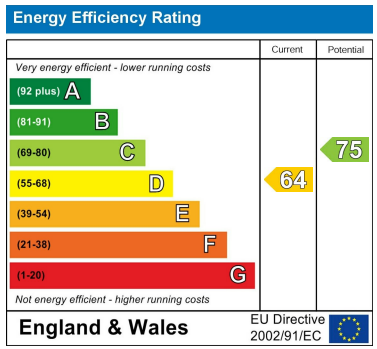
Situated in the heart of Cathays, this substantial seven-bedroom, three-bathroom HMO on Thesiger Street presents an excellent opportunity for student property investors seeking a strong, ready-made income stream in one of Cardiff's most established student locations.

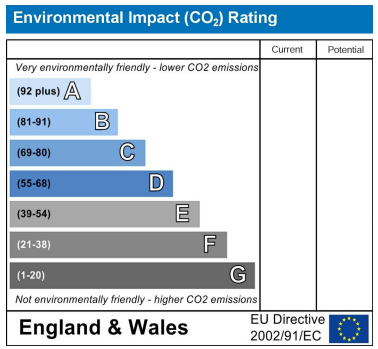
The property is ideally positioned within close proximity to Cardiff University, the Students' Union, and the wide range of amenities, cafés and shops along Crwys Road and Albany Road. Cathays remains one of the most consistently high-demand areas for student accommodation in the city, making this a reliable and attractive addition to any investment portfolio.

Internally, the property offers well-proportioned accommodation arranged over multiple floors, comprising seven letting bedrooms, three bathrooms, a communal living area and a fitted kitchen, providing comfortable and practical living space for student tenants. The layout is ideally suited to the student market and has proven rental appeal within the area.

The property is being offered to the market as a fully established student investment, generating a strong 8.97% net yield, making it an appealing prospect for both experienced landlords and investors looking to enter the thriving Cardiff HMO market.

With demand for quality student accommodation in Cathays remaining consistently strong, this property represents a rare opportunity to acquire a high-yielding investment in a prime student location.





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