



**KEY**  
EXECUTIVE  
SALES

£229,950

, Topaz Street, Adamsdown, Cardiff CF24 1PG



- 4-bed HMO in prime Adamsdown location
- Long-term lease, £900pcm guaranteed income
- Hands-off investment, strong returns
- Close to city centre & university
- New Boiler with 5 Year Warrantee
- High-demand area with solid growth potential

**Entrance Hallway**

**Communal Living Room**

**Downstairs Bedroom**

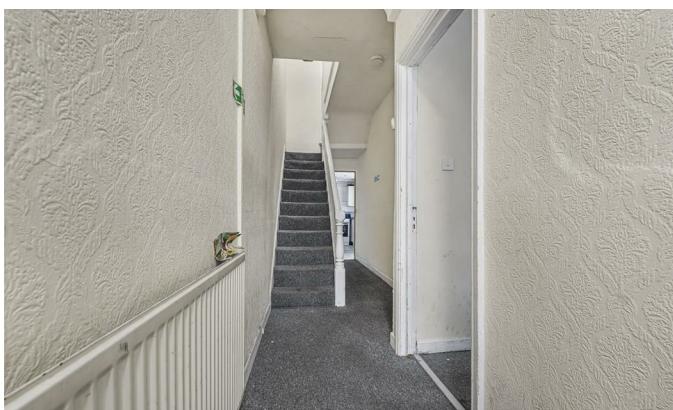
**Kitchen**

**Bathroom**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**



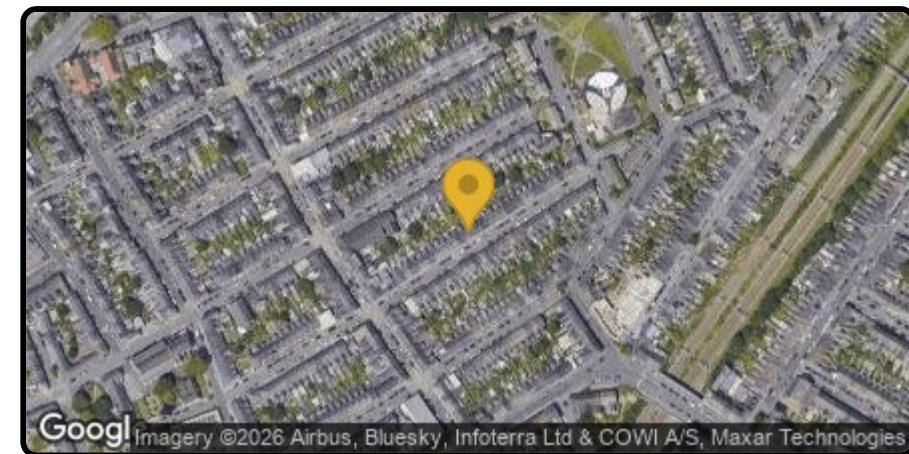
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A fantastic investment opportunity in the heart of Cardiff — this four-bedroom HMO property on Topaz Street, Adamsdown offers a secure and reliable income stream from day one. Perfectly positioned just minutes from the city centre, Cardiff University, and a wealth of local amenities, it's an ideal addition to any investor's portfolio.

Currently operating under a long-term lease agreement, the property is achieving a guaranteed rental income of £900 per calendar month, providing immediate yield with minimal management hassle. The property benefits from a well-balanced layout, offering four bedrooms, a shared kitchen, and communal spaces designed for comfortable tenant living.

Adamsdown continues to be one of Cardiff's most in-demand rental areas due to its proximity to the city centre and excellent transport links. This property not only offers a strong return but also long-term growth potential as demand for quality rental accommodation in the area remains high.

Whether you're a seasoned investor or looking for your first hands-off buy-to-let, this HMO presents the perfect opportunity to secure consistent income in a thriving Cardiff location. Enquire today to arrange a viewing or request full investment details.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Key Executive Sales

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