



**Clive Road
Cardiff, CF5 1GN**

Guide Price £525,000

GAO
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MAIN FEATURES:

- Well Presented End of Terrace House
- Currently Arranged as a HMO
- Five Rooms
- Bathroom/WC & Shower Room
- Garage

A well-presented end of terrace investment property situated on the ever-popular Clive Road in the heart of Canton, Cardiff. Currently arranged as a licensed House in Multiple Occupation (HMO), this attractive property offers an excellent opportunity for landlords seeking an immediate income-producing investment, with paying tenants already in situ. The accommodation comprises five letting rooms, a bathroom/WC, an additional shower room, and well-planned communal areas designed to meet the needs of professional tenants. Externally, the property further benefits from a garage, providing valuable storage or secure parking.

Clive Road enjoys a prime location within the vibrant Canton district, renowned for its excellent range of independent cafés, restaurants, shops and local amenities along Cowbridge Road East. The area is well served by regular public transport links to Cardiff city centre, Cardiff Central railway station and the University Hospital of Wales, making it particularly popular with working professionals. Nearby Victoria Park offers attractive green space for leisure, while the city centre, Cardiff Bay and major road networks are all easily accessible. Landlords only – this is a superb opportunity to acquire a fully let HMO with established tenants in situ, generating immediate rental income from day one.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

www.getanoffer.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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