



SALES & LETTINGS  
— ANGELS —



## 50 Tewkesbury Street

Cathays, Cardiff, CF24 4QT

Asking Price £280,000

REF: 19531711

4 BEDROOM HMO - 1 BATHROOM - LARGE REAR GARDEN - ASKING PRICE £280,000 - CURRENTLY VACANT - INVESTMENT PROPERTY - C4 COMPLIANT - APPEALS TO STUDENTS AND PROFESSIONALS - POTENTIAL RETURN ON INVESTMENT 9.4%

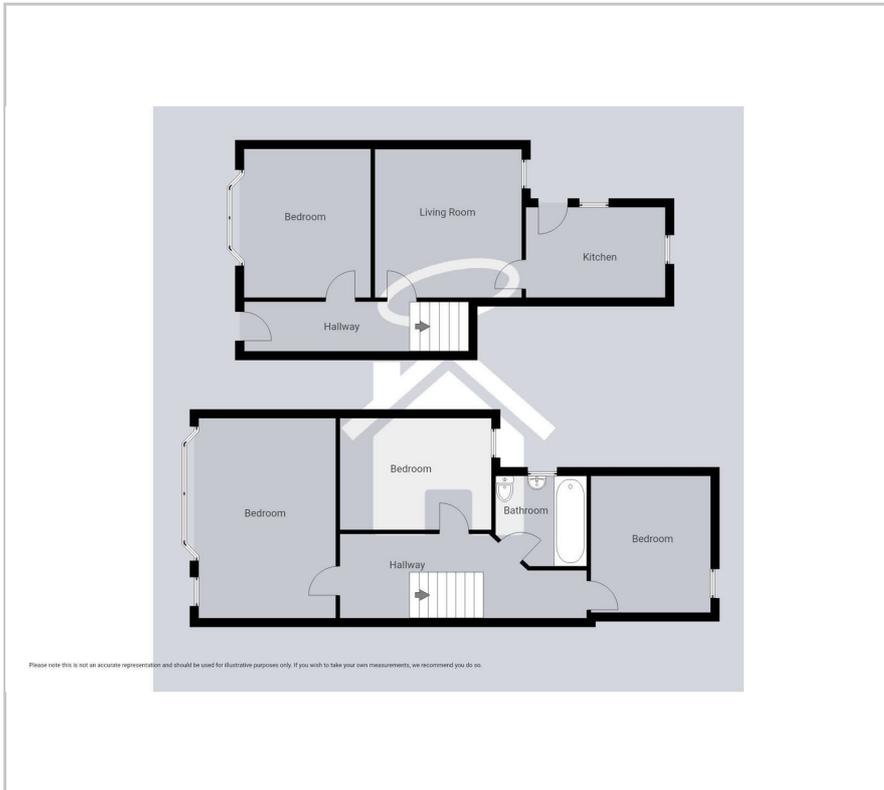
- 4 bedroom HMO investment property
- 1 bathroom
- Potential rent income £2,200 PCM/ £26,400 PA
- HMO Licence until 2029
- C4 compliant
- Freehold and chain free
- EICR, GSR, FRA and EPC in date and compliant
- Return of investment: 9.4%
- Bathroom & kitchen require full renovation
- Potential to add capital appreciation

### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



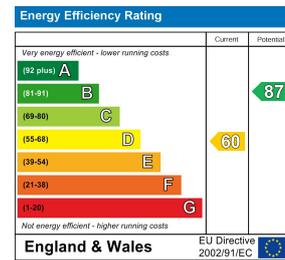
## Floor Plan



## Area Map



## Energy Efficiency Graph



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