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 **DIGIPROP**
Digital Property Solutions

£450,000 , Partridge Road, Cardiff CF24 3QY



- Fully tenanted 5-bedroom HMO with immediate income
- Strong yield of 9.3%
- Prime Roath location near university, city centre & amenities
- Spacious bedrooms with functional communal areas
- Recent refurbishment
- Close to universities and city centre



, Partridge Road, Cardiff, CF24 3QY

An excellent opportunity to acquire a substantial five-bedroom, two-bathroom property in the highly sought-after area of Roath. Located on Partridge Road, the property is ideally positioned within close proximity to a wide range of local amenities, excellent transport links, and easy access to Cardiff City Centre.

The property is well presented throughout and offers generous living accommodation, making it ideally suited as a high-performing investment. Its size and layout have historically proven popular with students and young professionals, with nearby university campuses further enhancing its long-term rental appeal.

Currently fully let, the property generates an annual income of £42,000, equating to an attractive gross yield of approximately 9.3%, offering immediate returns for investors seeking a ready-made addition to their portfolio.

Properties of this nature in such a desirable location are rarely available on the open market.

Early viewing is highly recommended. Please contact us to arrange an appointment or to request further information.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key Executive Sales

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Ground Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Digiprop.