

KEY EXECUTIVE SALES

£199,950 Topaz Street, Adamsdown, Cardiff CF24 1PG



- 4-bed HMO in prime Adamsdown location
- Long-term lease, £1050pcm guaranteed income until 2029
- Hands-off investment, strong returns
- Close to city centre & university



Entrance Hallway

Communal Living Room

Downstairs Bedroom

Kitchen

Bathroom

Bedroom 2

Bedroom 3

Bedroom 4









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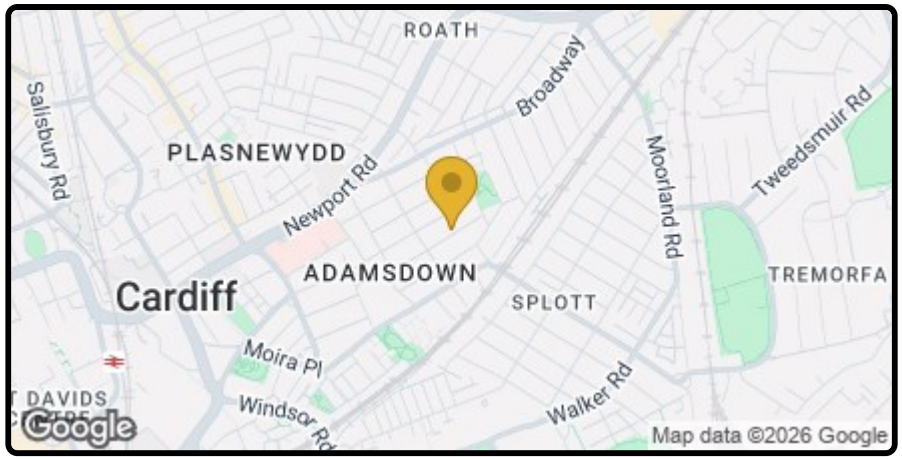
A fantastic investment opportunity in the heart of Cardiff — this four-bedroom HMO property on Topaz Street, Adamsdown offers a secure and reliable income stream from day one. Perfectly positioned just minutes from the city centre, Cardiff University, and a wealth of local amenities, it's an ideal addition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

Currently operating under a long-term lease agreement until 2029, the property is achieving a guaranteed rental income of £1,050 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.

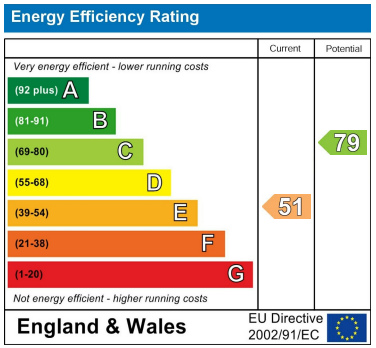
Adamsdown continues to be one of Cardiff's most in-demand rental areas due to its proximity to the city centre and excellent transport links. This property not only offers a strong return but also long-term growth potential as demand for quality rental accommodation in the area remains high.

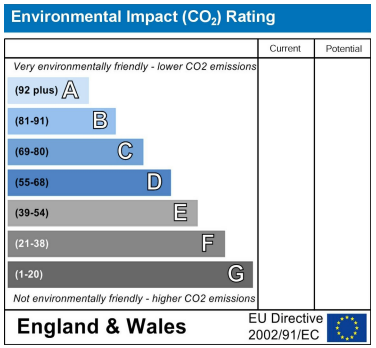
Whether you're a seasoned investor or looking for your first hands-off buy-to-let, this property presents the perfect opportunity to secure consistent income in a thriving Cardiff location. Enquire today to arrange a viewing or request full investment details.

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.





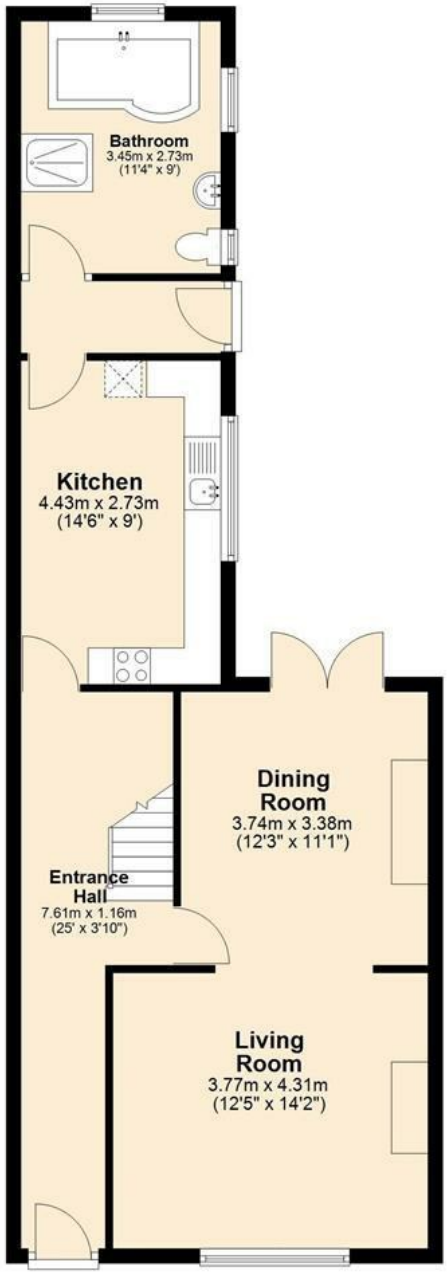




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Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 122.1 sq. metres (1314.5 sq. feet)

Topaz Street, Cardiff