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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Claude Foad*

ROATH



Comments by Mr Luke Trezise

**Property Specialist**  
**Mr Luke Trezise**  
 Senior valuer

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Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Hallway	Bedroom 9'2 x 9'5 (2.79m x 2.87m)
Bedroom 12'3 x 15'3 (3.73m x 4.65m)	Bedroom 16'0 x 12'4 (4.88m x 3.76m)
Bedroom 10'4 x 13'2 (3.15m x 4.01m)	Bedroom 10'4 x 13'2 (3.15m x 4.01m)
Dining room 9'2 x 14'9 (2.79m x 4.50m)	<b>Council Tax</b> Band F
Kitchen 9'2 x 15'1 (2.79m x 4.60m)	<b>EPC</b> Rating D
Utility room	<b>Tenure</b> Freehold, but this is to be confirmed by your solicitor
WC	<b>Council tax</b> Band - F
Bedroom 16'6 x 15'3 (5.03m x 4.65m)	
Bedroom 10'4 x 13'2 (3.15m x 4.01m)	
WC	
Shower room	
Shower room	

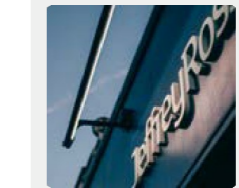


# Claude Road

Roath, Cardiff, CF24 3QA

Offers In Excess Of  
**£500,000**

7 Bedroom(s) 2 Bathroom(s) 1840.00 sq ft



Contact our  
**Penylan Branch**  
02920 499680

Nestled on the vibrant Claude Road in Cardiff, this impressive mid-terrace house presents a remarkable investment opportunity. Boasting seven spacious bedrooms this property is perfectly suited for those seeking a high-yield House in Multiple Occupation (HMO).

The generous layout of the house allows for comfortable living, making it an attractive option for potential tenants. Each bedroom is designed to provide ample space and privacy, while the two shower rooms & WC ensure convenience for all residents.

Situated in a prime location, the property is in close proximity to a variety of local amenities, including shops, restaurants, public transport links & Cardiff City centre making it an ideal choice for individuals looking to reside in a lively community.

This property not only offers a substantial living space but also the potential for a lucrative return on investment. Whether you are an experienced landlord or a first-time investor, this seven-bedroom HMO on Claude Road is a fantastic opportunity that should not be overlooked.



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