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CARDIFF VALE CAERPHILLY BRISTOL





*A great investment 5 bed hmo in the heart of ROATH.*
*£2375 Per month rent !*

Comments by Mr Ramzy Bancroft




**Property Specialist**
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreyross.co.uk






*A great investment 5 bed hmo in the heart of ROATH.*

Comments by the Homeowner

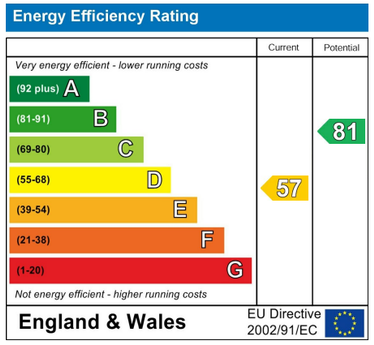





Total floor area 131.9 m² (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com






Hall

Bedroom 3 / rec room

Living room

Shower room

Kitchen diner

Landing

Bedroom 1

Bedroom 4

Bedroom 5

Second floor

Bedroom 2

Bathroom

Garden

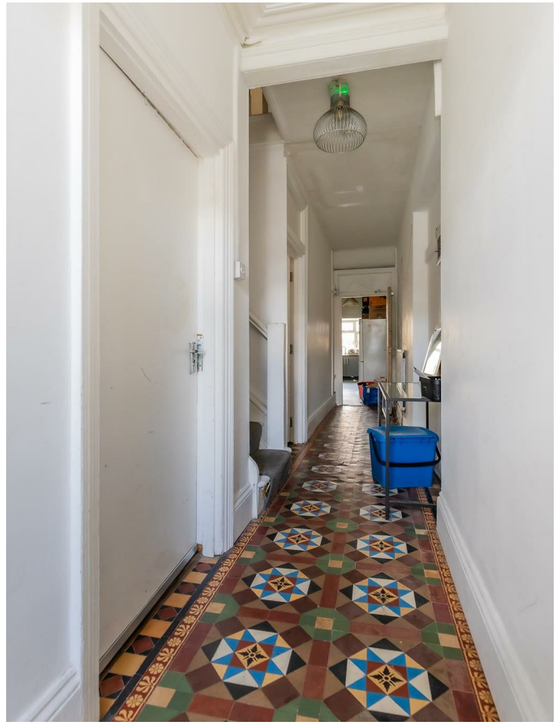
**Tenure**

Freehold, but this is to be confirmed by your solicitor

**Council tax**

Band - E







# Cottrell Road

*Roath, Cardiff, CF24 3EX*

Offers Over

£325,000

5 Bedroom(s) 2 Bathroom(s) 1356.00 sq ft



Contact our

*Penylan Branch*

02920 499680

OFFERS OVER £325,000
Investment Opportunity 5 Bedroom HMO.
*Currently let at £2375 per month *
There is also an opportunity to reconvert this into a family home
*subject to timing.
An excellent opportunity to acquire a well-proportioned five-bedroom HMO property situated in the heart of Roath. Conveniently located with the vibrant amenities of Albany Road and Wellfield Road on your doorstep, making it perfectly suited for students and young professionals seeking convenient access to Cardiff city centre and surrounding transport links.

Deceptively spacious and spread over three floors. The ground floor comprises an entrance hall, double bedroom, a reception/lounge area, and a well-appointed kitchen/diner with access to the rear garden. Upstairs there are three further double bedrooms and a shared bathroom. The second floor hosts an additional double bedroom, offering flexibility for tenants and maximising rental potential. Further benefiting from a private rear garden, ideal for low-maintenance outdoor space for tenants.

* Prime Roath Location * Located close to Cardiff University, Roath Park and the city centre, the location remains highly desirable for student and professional lets alike. With excellent public transport links and a wide range of local shops, cafés and parks in walking distance.

