

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COBURN STREET
CATHAYS

COBURN STREET

CATHAYS, CF24 4BR - £310,000

**** 4 BED HMO ****

We are pleased to offer FOR SALE this well presented 4 BEDROOM HMO property, Currently let for £1580 per month, till summer 2024. However the property has been let for 2024/25 at £1680 per month

The accommodation briefly comprises of an entrance hall, lounge, 4 double bedrooms, shower room and separate WC. Outside there is a low maintenance garden. Situated within the "Golden Triangle ", you are in close proximity of Cardiff Uni, local shops and Cardiff City centre. A great ongoing investment in a super location.

EPC RATING of D

 4 bedroom(s)  1 bathroom(s)  982.00 sq ft

HALL

BEDROOM 1

LOUNGE

KITCHEN

WC

SHOWER ROOM

LANDING

BEDROOM 2

BEDROOM 3

BEDROOM 4

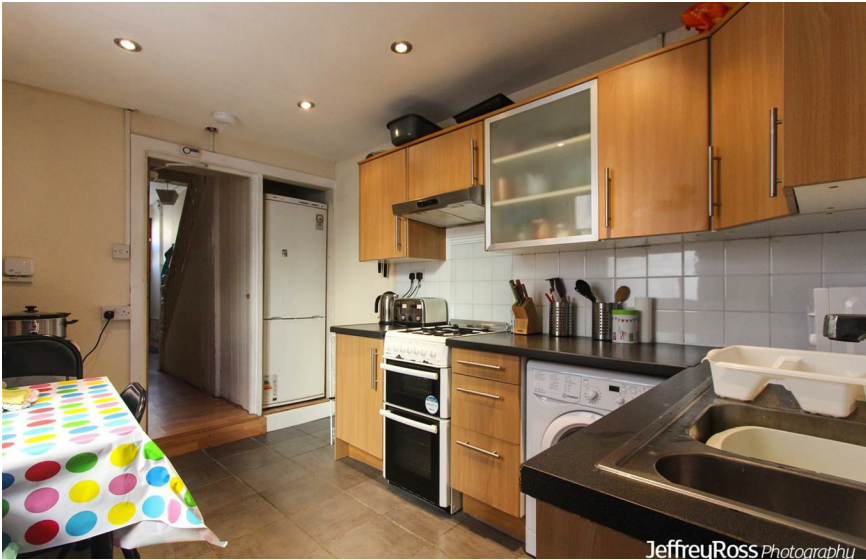
GARDEN

TENURE

Freehold, but this is to be confirmed by your solcitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Coburn Street, Cathays



Total Area: 982 ft² ... 91.3 m²
All measurements are approximate and for display purposes only