



£450,000

, Woodville Road, Cardiff CF24 4DW



- Fully let 6-bed HMO + 1-bed self-contained annex
- Prime Woodville Road, Cathays location
- Recently redecorated and well maintained
- Immediate rental income
- Strong HMO demand area
- Ideal turnkey investment

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.



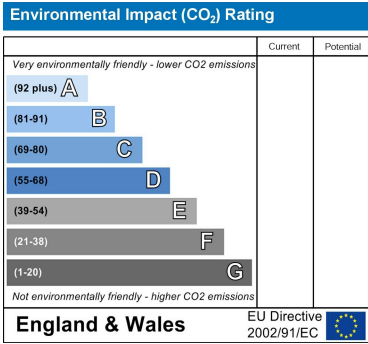
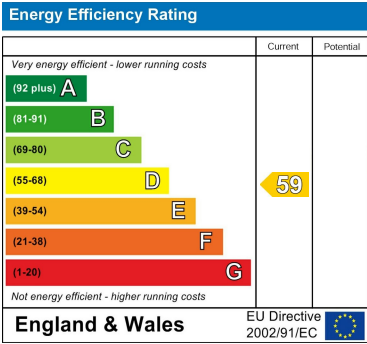
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An outstanding investment opportunity comprising a fully let six-bedroom HMO with a self-contained one-bedroom annex, superbly positioned on Woodville Road in the heart of Cathays—one of Cardiff’s most established and consistently high-performing locations for HMO and buy-to-let investors.

The main residence is arranged as a well-proportioned six-bedroom HMO and has been recently redecorated throughout, presenting in excellent condition. The property is clearly well cared for and maintained to a standard that continues to attract reliable tenants. To the rear, a separate one-bedroom self-contained annex offers additional flexibility and income potential, ideal for maximizing returns while spreading rental risk. Both elements of the property are currently fully let, providing immediate income with no initial void period.

Located on Woodville Road, the property benefits from a prime HMO location with sustained demand driven by its close proximity to universities, transport links, and a wide range of local amenities. Cathays remains one of Cardiff’s most resilient rental markets, popular with students and young professionals alike. The combination of a large HMO and a separate annex is particularly attractive to investors seeking strong yields, diversified income streams, and long-term capital growth. With its turnkey condition and proven rental performance, this property represents a low-maintenance, high-demand addition to any investment portfolio.

Properties of this caliber, condition, and configuration rarely become available in Cathays. Early interest is strongly advised to secure this exceptional, income-producing investment opportunity.



Key Executive Sales

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