

# KEY

EXECUTIVE

SALES



**£610,000**

**, Colum Road, Cathays, Cardiff CF10 3EH**



- Prime Cathays Location
- Established 8-Bed HMO
- Smart Layout
- High-Yield Investment
- Turnkey Opportunity
- Reliable Long-Term Demand
- 9% Yield Straight Away
- Fully Let For 26/27 Academic Year



**Disclaimer** result in financial loss -  
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



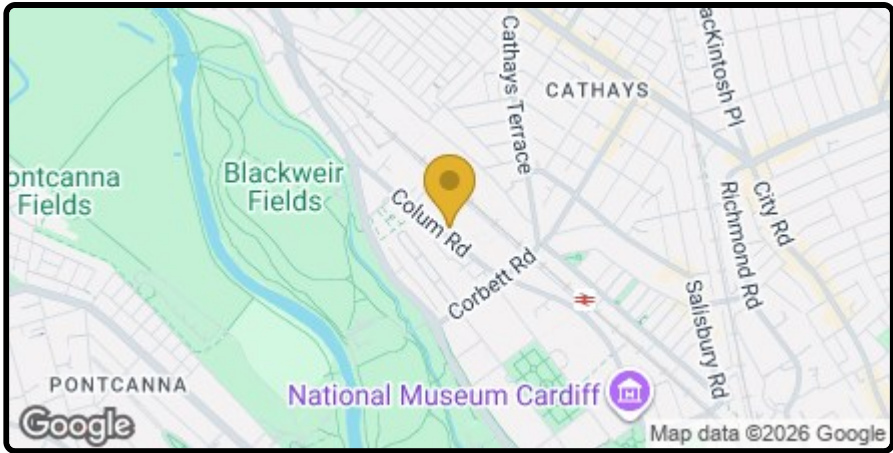
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Positioned on one of Cathays' most sought-after and consistently high-demand streets, this well-established eight-bedroom, four-bathroom HMO represents an exceptional opportunity for investors seeking a strong, reliable, and high-yielding property in the heart of Cardiff's student hub. Colum Road is synonymous with premium rental accommodation and benefits from its close proximity to Cardiff University, the Students' Union, and the city center, ensuring a steady flow of tenants year-round.

This impressive property has been cleverly designed with four Jack and Jill bathrooms, maximizing space and functionality while ensuring convenience and privacy for all occupants. Each of the eight double bedrooms is generously proportioned and well presented, appealing to students and young professionals alike. The communal areas, including a large, modern kitchen and a bright, comfortable lounge, provide the ideal environment for social living, further strengthening the property's rental appeal.

Currently achieving a high gross yield of 9%, this property offers a proven and consistent income stream. With an established HMO license already in place and a strong rental history, it provides investors with the reassurance of a fully compliant, turnkey asset. The combination of location, layout, and income performance makes this HMO an attractive choice for both seasoned investors and those looking to expand their portfolio in Cardiff's thriving rental market. Properties of this caliber in such a prime position rarely remain available for long.

Don't miss the opportunity to secure this high-performing investment in the heart of Cathays. Contact us today to arrange a viewing or request the full income and expenditure details. With a solid yield, excellent location, and enduring tenant demand, this is a property that delivers from day one and promises strong capital growth for years to come.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Key Executive Sales**

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