



Gwennyth Street, Roath, Cardiff, CF24 4PH

£180,000



- Six Ensuites
- Communal Living Room
- Investment Opportunity
- Six Bedrooms
- Student Property
- Cash Buyers Only
- EPC Rating C

Description...

Situated in a prime location in the heart of Roath. This six-bedroom property apartment, available exclusively to cash buyers, is perfect for those looking to tap into the student rental market.

Boasting six en-suites and generating an impressive £2,300 per calendar month, this property is a must-see for those seeking a high-yield investment. The spacious open-plan kitchen and living room provide the perfect space for students to unwind after a busy day of lectures, while each of the six bedrooms offers ample space and privacy for a comfortable living experience.

This property is surrounded by a wealth of amenities, including local shops, cafes, and restaurants. A short walk away, you'll find beautiful recreational parks and lakes, providing the perfect escape from the hustle and bustle of the city.

This sought-after location is ideal for students attending the nearby University Campus of Cathays and University Hospital of Wales.

Don't miss out on this exceptional investment opportunity that promises to deliver both long-term value and a prime location in one of Cardiff's most vibrant neighbourhoods. Call today to schedule your viewing and see for yourself the endless potential that this property has to offer.

Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: E

Service Charge: £2,152 per quarter for 2023 - This is made up of Block management charges, utility costs, insurance, maintenance etc.- (Tenants' utility costs are included in the Service Charge and these account for 65% of the Service Charge).

Ground Rent: £250 per annum

Lease Length - 108 years remaining (125 years from 13 February 2006)

HMO licence until 2025

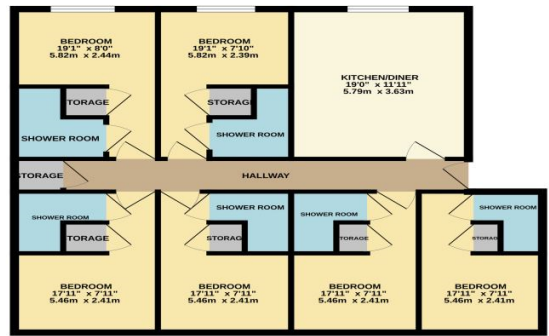
Accommodation...

- Entrance Hallway
- Communal Kitchen/Diner
- Bedroom One
- Room Two
- Room Three
- Room Four
- Room Five
- Room Six





GROUND FLOOR

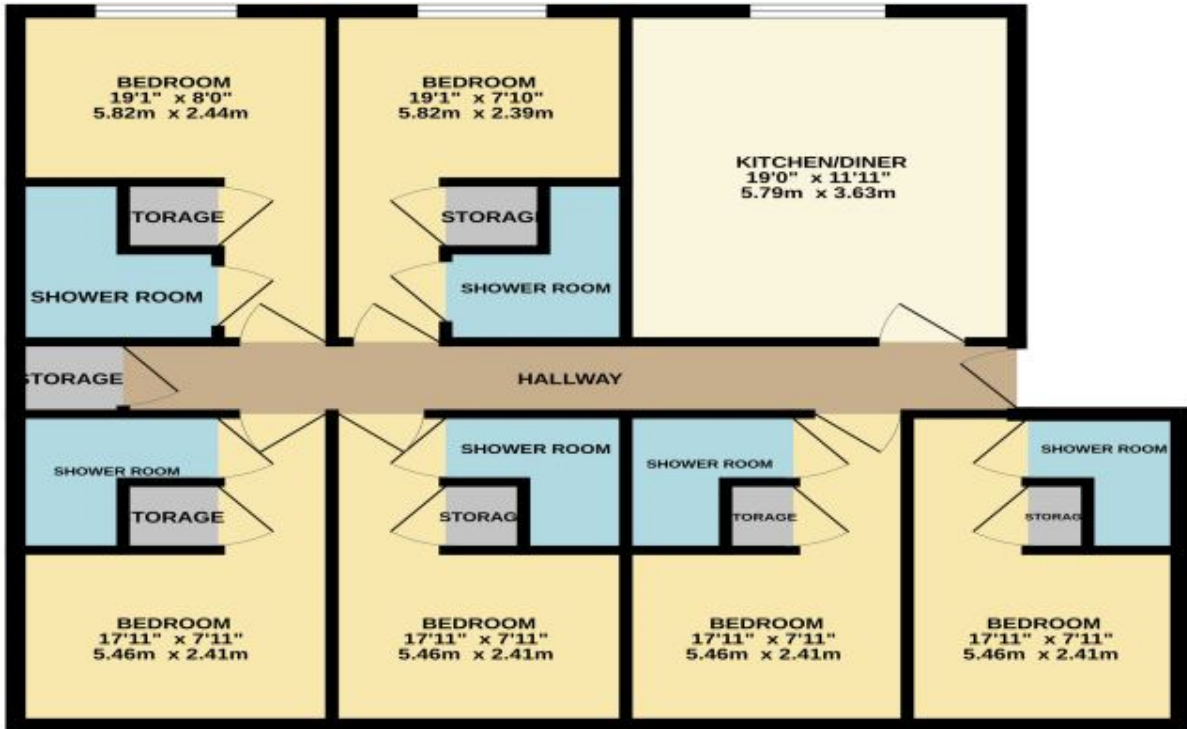


STUDENT ACCOMMODATION & SELF-CONTAINED ROOMS

These plans should be taken with the advice of the Student Contracts Team. Measurements of rooms should always be taken from the approximate mid-point of the wall and not from the corner. The floor area is given in square metres and square feet. The floor area is given in square metres and square feet. The floor area is given in square metres and square feet. The floor area is given in square metres and square feet.

Floorplan

GROUND FLOOR



STUDENT ACCOMMODATION 6 SELF CONTAINED ROOMS

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-interpretation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Rating

