



TO LET

52 Brithdir Street, Cardiff, CF24 4LG

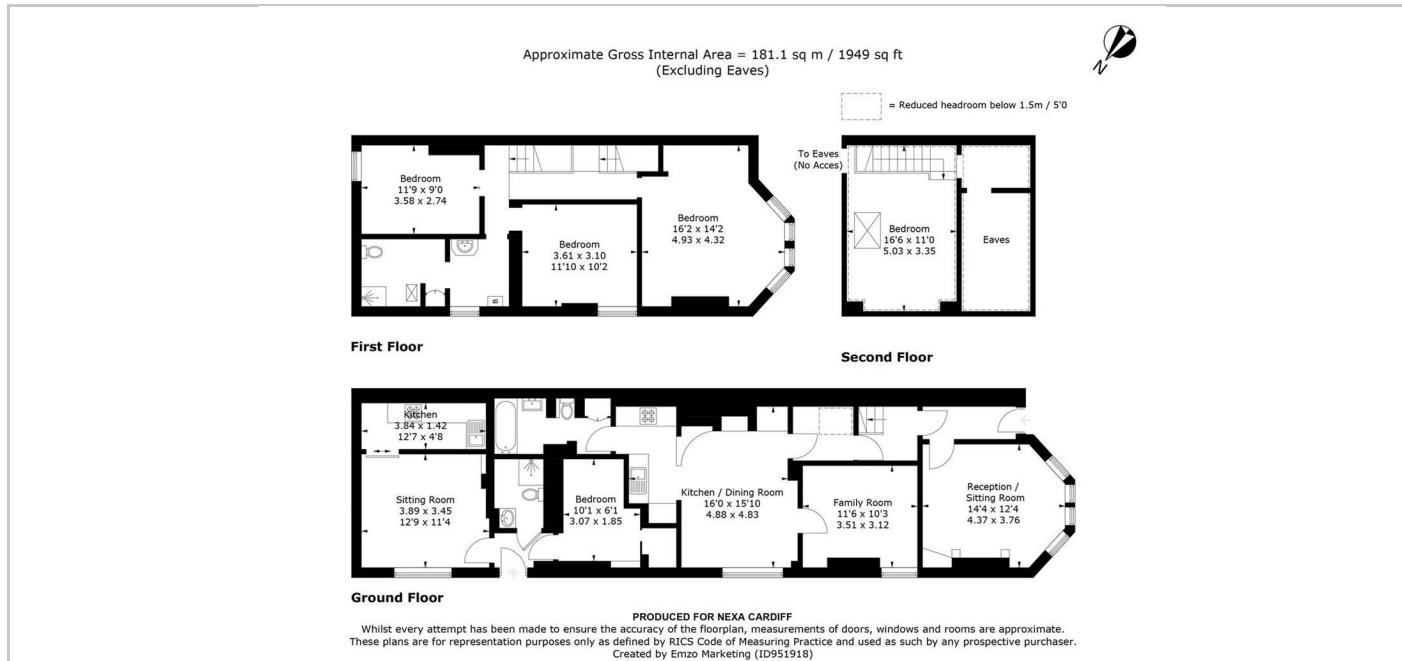
£275,000

- LARGE END OF TERRACE HOUSE
- POTENTIAL SEVEN BEDROOM HMO
- 1949 SQ/FT
- FLAT CAN BE ADDED TO HMO
- £750 PER ROOM INCLUDING BILLS
- REAR ONE BED FLAT
- IDEAL INVESTMENT OPPORTUNITY
- MAIN HOUSE NEEDS WORK
- POTENTIAL FOR PROFESSIONAL LET
- NO CHAIN

THE PROPERTY

A fantastic opportunity to acquire a large end of terrace property, with a seven bedroom HMO. The property currently resides as a large four bedroom house with three receptions, small kitchen area, and two bathrooms. Set over three floors the main house is in need of a full refurbishment. In addition to the main house there is a purpose built one bedroom flat to the rear offering a lounge, bedroom and kitchen, which could be incorporated into the main house. Brithdir street is situated off Cathays Terrace the main road into Cardiff, and within close proximity to Cardiff city centre, it has excellent transport links in and of the city, and the property would lend its self for a high end professional let.

Having let and managed numerous professional lets across Cardiff, this model now appears to be a popular way of generating a healthy yield. With an all bills included within the tenancy, each room from no en-suite bathrooms to en-suite can range from £675 - £750 per room. There are many professional let properties within the area, between 6 and 8 bedrooms that have sold for around £500,000 - £600,000. With the potential rent of £50,000 - £60,000 a year generating a healthy net yield of 7-8%. There are a scarcity of properties offering such potential and early viewings are encouraged.



Directions

SITUATION