SALES & LETTINGS
ANGELS



5 May Street

Cathays, Cardiff, CF24 4EW

Asking Price £360,000

INVESTMENT OPPORTUNITY | £360,000 | 9.33% GROSS YIELD | FULLY FURNISHED & TENANTED

Turnkey 5-bedroom licensed HMO in the heart of Cathays' coveted "Golden Triangle". Sold fully furnished as an ongoing going concern, with fixed tenancy secured until 30th June 2028 producing £2,800 PCM (£33,600 PA). Zero initial void periods, full Cardiff Council HMO licence valid until September 2029, EPC C, and complete compliance pack (EICR, GSC, FRA, LRA) on file for rapid exchange.

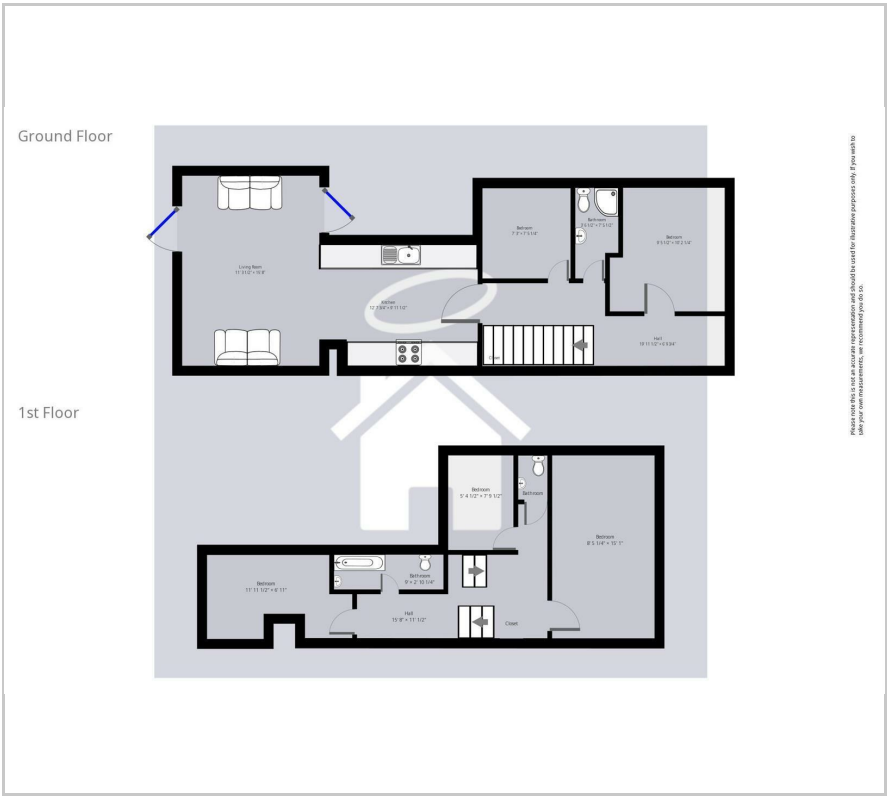
- 9.33% Gross Yield (£360k asking price)
- £33,600 PA / £2,800 PCM income
- Let to 30th June 2028 (zero initial void)
- All furniture & inventory included
- Licensed 5-Bed HMO (valid to Sept 2029)
- Renovated 5 years ago (low CAPEX)
- Full compliance on file (EICR, GSC, FRA, LRA)
- Prime "Golden Triangle" (0.6 mi to Cardiff Uni)
- 2 Bathrooms + separate W/C (3 toilets total)
- Freehold | EPC C | Council Tax Band D

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

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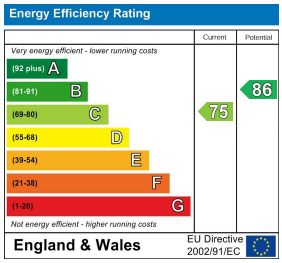
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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