SALES & LETTINGS
ANGELS



11 Hirwain Street

Cathays, Cardiff, CF24 4JG

£450,000

Hirwain Street, Cathays, Cardiff | Guide Price: £450,000 | Gross Yield: 10.36%

A turnkey, high-yielding 7-bedroom student HMO generating £3,885 pcm (£46,620 pa, bills excluded) with income secured under contract until 30th June 2028—delivering immediate cash flow with zero void risk.

Spanning three storeys in an Article 4 protected area, this fully licensed property features seven furnished double bedrooms, two modern bathrooms plus a guest W.C., a substantial open-plan kitchen/lounge with dishwasher, and a low-maintenance paved rear garden. Positioned in the heart of Cathays, under 10 minutes' walk from Cardiff University SU and Cathays train station. An exceptional, defensive hands-off investment.

- High Gross Yield: 10.36% gross yield at £450,000 guide price
- Passing Rental Income: £3,885 per calendar month (£46,620 per annum, bills excluded)
- Contracted to June 2028: Let through to 30th June 2028, ensuring zero immediate void periods
- 7 Double Bedrooms: Arranged across 3 storeys, fully furnished for sharers
- Extended Open-Plan Living: Substantial kitchen/lounge with dishwasher, appliances, and large corner sofa
- Multiple Washrooms: 2 full modern bathrooms plus a ground-floor under-stairs guest W.C.
- Sui Generis / Article 4 Area: Established 7-bed HMO in Cathays, protected against new competing supply
- Licensed HMO: Licensed on the Cardiff/SRS register for up to 7 persons across 3 storeys (EPC 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.

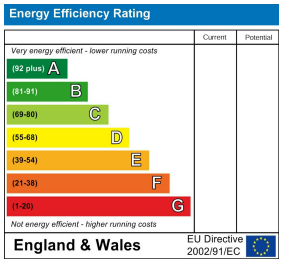
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Floor Plan

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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