SALES & LETTINGS
ANGELS



15 Fanny Street

Cathays, Cardiff, CF24 4EH

Asking Price £550,000

An outstanding, turn-key investment opportunity offering 10.36% ROI situated in the heart of Cathays, Cardiff. Generating an impressive £4,750 PCM / £57,000 PA (excluding bills), this fully licensed, multi-storey shared house HMO offers immediate cash-flow security with student tenants locked in on a newly signed contract running continuously through to 30th June 2028. Being sold fully furnished and with scheduled external maintenance works included, this property delivers high-yielding stability for seasoned landlords and portfolio investors.

- 10.36% Gross Yield: Generating £57,000 PA (£4,750 PCM, bills excluded)
- Let Until June 2028: Student contract signed through 2028—zero voids
- Fully Furnished: All furnishings, appliances & study setups included
- HMO Licensed: Active on the register through 5th December 2029
- Council Tax Band E: 100% student exemption applies
- Valid EPC: Rated Band D
- Upcoming Exterior Upgrades: Side wall re-rendering booked for next 4–6 weeks
- Prime Cathays Location: Walking distance to Cardiff Uni & Salisbury Road
- Freehold Tenure: Complete ownership with no service charges
- Turn-Key Investment: Fully compliant with CP12, EICR & Fire Safety

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.

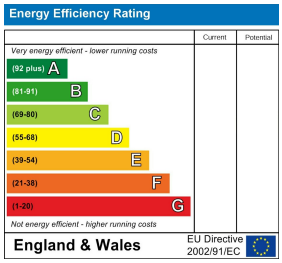
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Floor Plan

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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