

Mackintosh Place, Roath, Cardiff, CF24 4RJ
£275,000



- HMO Licensed
- Priced to Sell
- Investment Opportunity
- Four Bedrooms
- Fully Rental Compliant
- Close to local amenities
- Walking Distance to Cardiff University
- EPC Rating D

Description...

James Douglas is pleased to present this spacious four-bedroom mid-terrace HMO situated on the highly sought-after Mackintosh Place in the heart of Roath. Offering strong rental history, flexible possession options, and clear scope to enhance returns, this property represents an ideal addition to any buy-to-let portfolio.

Ground Floor

The ground floor opens with an entrance hallway leading to two spacious double bedrooms. Continuing through, there is a fitted communal kitchen that leads past to a functional ground-floor bathroom suite, alongside direct access out to a generous, low-maintenance rear garden.

First Floor

The split-level first-floor landing provides access to two further good-sized double bedrooms, the second bathroom suite, and a versatile spare room—perfect as a study space, dedicated storage, or tenant communal utility area.

Investment Highlights

The property is presented in fair, functional order throughout with proven historic occupancy across all four rooms. With the current two tenancies expiring at the end of next month, buyers enjoy total flexibility: retain the existing tenants and immediately let the remaining two rooms, or take full vacant possession to refresh cosmetics and remarket all four rooms at the prevailing market rate of £500 PCM (£24,000 PA).

Key Features

Proven HMO Layout: Four well-proportioned double bedrooms offering comfortable tenant living space.

Facilities: Two functional bathrooms and a generous communal kitchen.

Outside Space: Good-sized, low-maintenance rear garden.

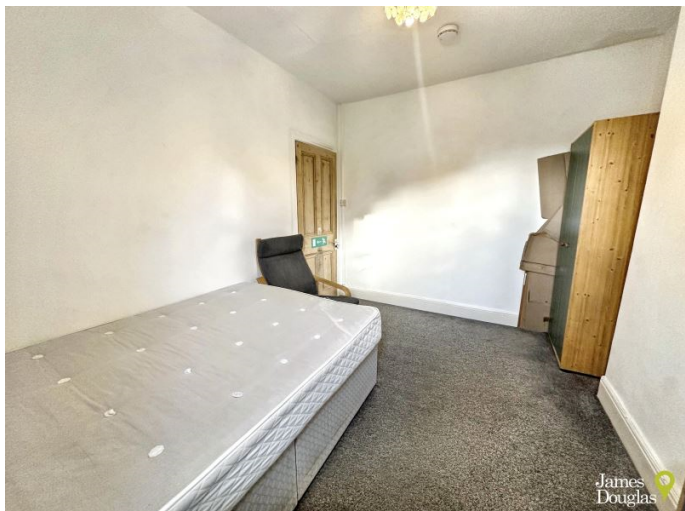
Flexible Purchase: Currently operating with 2 rooms let at £460 PCM each (contracts ending late next month). The property can be acquired with tenants in situ or with full vacant possession.

Rental Upside: Market rents in the immediate vicinity suggest potential room rates of circa £500 PCM (£2,000 PCM / £24,000 per annum gross), presenting immediate yield growth upon re-letting.

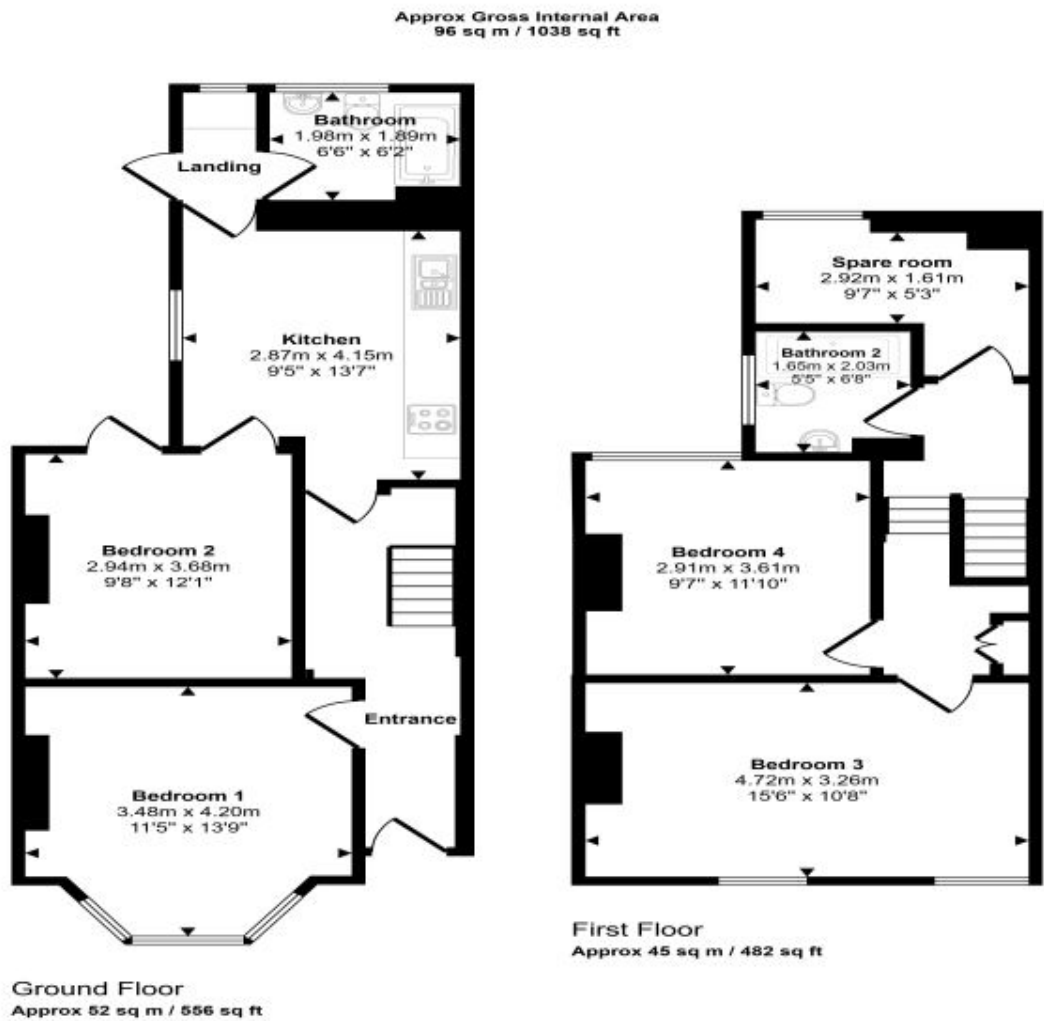
Sought-After Location: Exceptional letting hotspot within walking distance to Cardiff University, Heath Hospital transport links,

Accommodation...





Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

