



8 The Retreat, Cardiff, CF23 5QZ
Offers Over £525,000

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Description

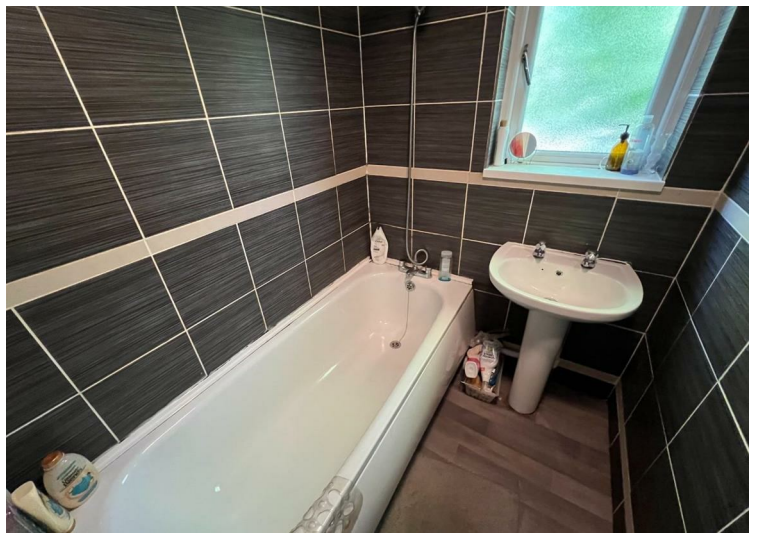
Step into a lucrative investment opportunity with this established 9-bedroom HMO in the heart of Penylan, Cardiff. A property that not only promises steady rental income but also offers versatility in its potential uses.

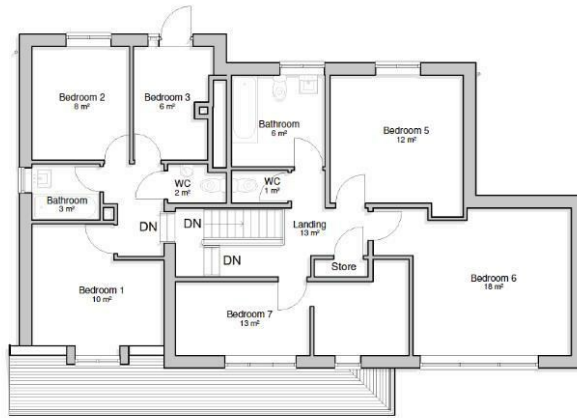
Situated in the prestigious Penylan area, this HMO is perfectly positioned to attract tenants seeking the balance of city living with the tranquillity of a historic neighbourhood. With Roath parks, gardens, and a plethora of unique eateries just a short stroll away, residents will be immersed in the community spirit that Penylan is renowned for.

The property itself is expansive, spread over two floors, ensuring ample space and comfort for all occupants. Each room has been thoughtfully designed to cater to the needs of modern tenants, ensuring a steady demand with minimal historic vacancy periods. Historically it brought in a modest £4,400.00 per month, which is considered under market value. With an approximate 10% ROI.

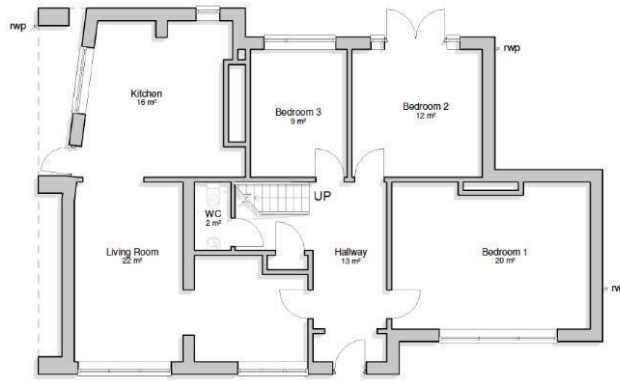
However, the potential of this property doesn't end with its current HMO status. With approved plans (reference 20/01176/MNR) in place, there's an opportunity for transformation into 6 individual apartments. Alternatively, for those with a vision, it can be reimagined as a spacious family home, making it a truly versatile investment.

With no onward chain, this property is ready for the next investor to realize its full potential. Whether you're looking to continue its legacy as an HMO, transform it into apartments, or convert it into a family home, this property in Penylan promises a return on investment in more ways than one.





First Floor
1:100



Ground Floor
1:100

Energy Efficiency Rating	
Current	Potential
	80
66	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (81-81) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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