



**Tewkesbury Street, Cathays Cardiff CF24 4QS**

**welcome to**

## **Tewkesbury Street, Cathays Cardiff**

No Chain. 4 Bedroom Licensed HMO, possibility to easily adapt current set up to a 5 bedroom HMO (subject to approval). Set in a sought after location in Cathays, this property is within walking distance to Roath Park Lake, Crwys Road and Albany Road. Suitable for HMO Investors!

### **Ground Floor**

#### **Entrance**

Entered via obscured glazed/wooden front door giving access into hallway.

#### **Hallway**

Stairs giving access to the first floor, doors to both the reception rooms.

#### **Lounge/Bedroom**

Double glazed bay window to the front aspect, Feature Fireplace, coved ceiling, radiator, 2 x wall lights, open plan into dining room.

#### **Dining Room/Bedroom**

Double glazed door giving access to the rear garden, coved ceiling, radiator, power points.

#### **Kitchen**

Double glazed window to side aspect, wood laminate flooring, Fitted wall and base units with co-ordinating work surfaces over incorporating plumbing for washing machine, and space for tumble dryer, space and point for gas cooker with extractor hood over, power points, door giving access to the rear garden and door giving access to cloakroom.

#### **Cloakroom/Wc**

Wall mounted 'Combination' boiler, low level wc, vinyl flooring.

### **First Floor**

#### **Landing**

Loft access, doors to all first floor rooms.

#### **Bedroom One**

Double glazed bay window to front aspect and further double glazed window to front aspect, coved ceiling, radiator, power points.

#### **Bedroom Two**

Double glazed tilt and turn window to the rear aspect, radiator, spotlights inset to ceiling, power points.

#### **Bedroom Three**

Double glazed window to the rear aspect, radiator, power points.

#### **Bathroom**

Obscured double glazed window to the side aspect, 3 Piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, radiator, laminate flooring, tiled walls.

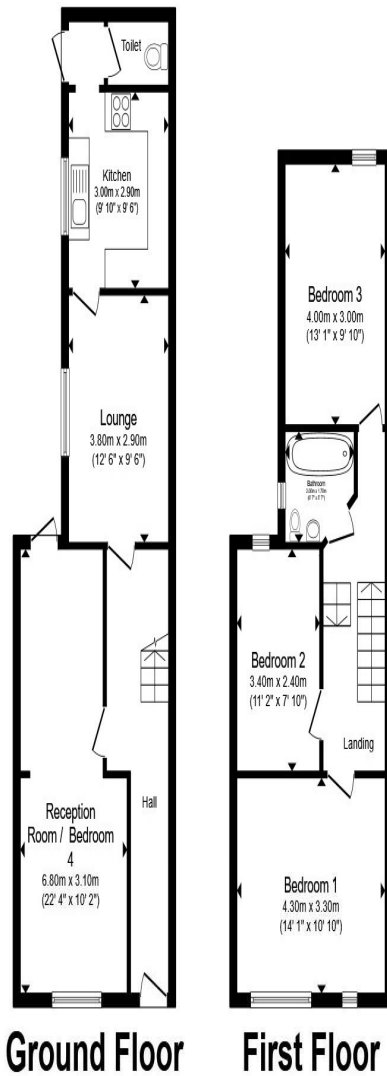
### **Outside**

#### **Front Forecourt**

The front is enclosed by a low brick boundary wall leading to forecourt area.

#### **Rear Garden**

The rear garden is mainly paved and is enclosed, there is a gate providing rear lane access.



Total floor area 99.0 m<sup>2</sup> (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Tewkesbury Street,**  
**Cathays Cardiff**

- 4 BEDROOM LICENSED HMO
- Sought after location in Cathays
- Tenancy ends Summer 2026
- Option to adapt to 5 Bed (subject to approval)
- INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of  
**£300,000**



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Property Ref:  
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