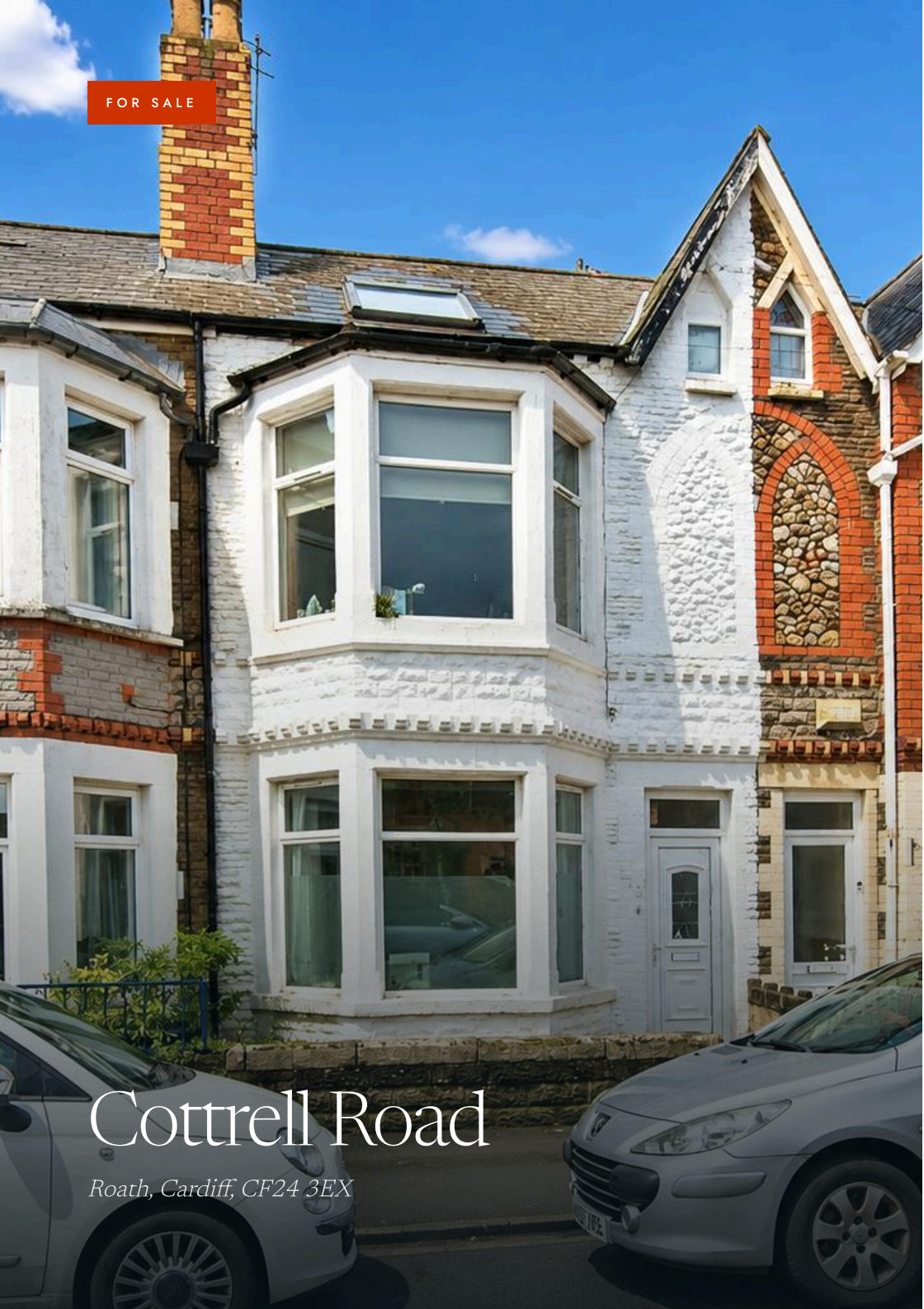


Cottrell Road

Roath, Cardiff, CF24 3EX

ROATH, CARDIFF

Cottrell Road

Roath, Cardiff, CF24 3EX

OFFERS OVER

£315,000

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,356 SQ FT

1356FT 2

5 BED HMO

GREAT LOCATION

£2375 PER MONTH RENT

FREEHOLD

THE PROPERTY

OFFERS OVER £315,000 Investment Opportunity 5 Bedroom HMO. *Currently let at £2375 per month * There is also an opportunity to reconvert this into a family home *subject to timing. An excellent opportunity to acquire a well-proportioned five-bedroom HMO property situated in the heart of Roath. Conveniently located with the vibrant amenities of Albany Road and Wellfield Road on your doorstep, making it perfectly suited for students and young professionals seeking convenient access to Cardiff city centre and surrounding transport links.

Deceptively spacious and spread over three floors. The ground floor comprises an entrance hall, double bedroom, a reception/lounge area, and a well-appointed kitchen/diner with access to the rear garden. Upstairs there are three further double bedrooms and a shared bathroom. The second floor hosts an additional double bedroom, offering flexibility for tenants and maximising rental potential. Further benefiting from a private rear garden, ideal for low-maintenance outdoor space for tenants.

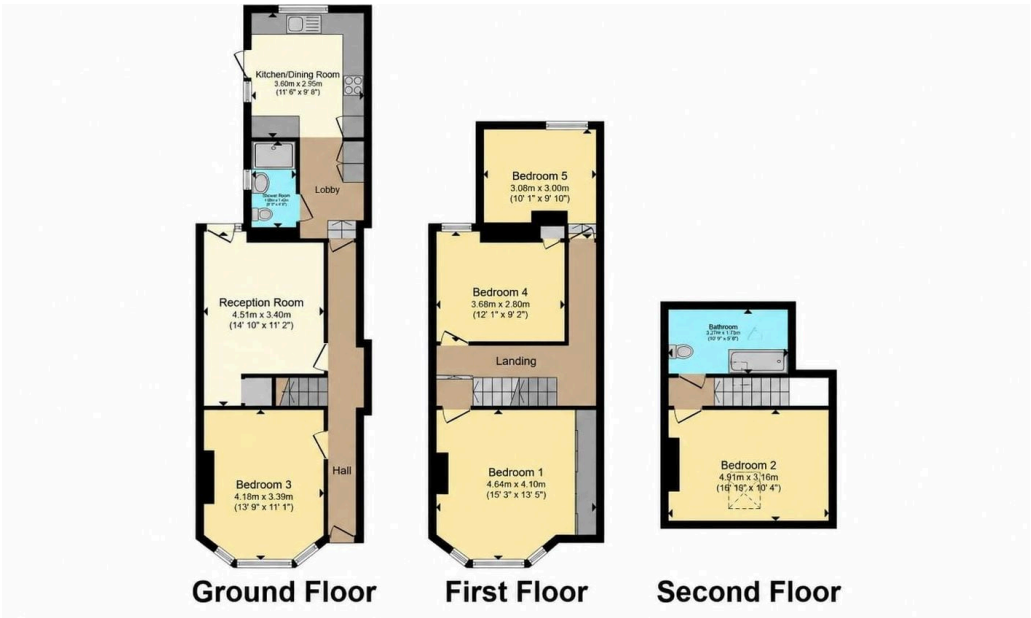
* Prime Roath Location * Located close to Cardiff University, Roath Park and the city centre, the location remains highly desirable for student and professional lets alike. With excellent public transport links and a wide range of local shops, cafés and parks in walking distance.

INSIDE

ACCOMMODATION

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,356 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	57 · POTENTIAL 81

FLOORPLAN



Total floor area 131.9 m² (1,420 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.focalagent.com

Not to scale. Measurements are approximate and for illustration only.

Ramzy Bancroft

BRANCH MANAGER
PENYLAN BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk