

## Tyler Street

Adamsdown, Cardiff CF24 1QP

- EPC - D
- Investment Opportunity
- 5 Bedroom HMO
- Four Double Beds (£350pcm)
- One Single Bed (£250pcm)
- Annual Income of £19,800
- Yield of 8.4%
- Close to City Centre & Cardiff University

Guide price £235,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



## Entrance

Double glazed obscure PVC door to the front with matching window over.

## Hallway

Fitted floor mat, stairs leading up to the first floor.

## Lounge / Bedroom 9'10 x 10'8 (3.00m x 3.25m)

Double glazed windows to the front, radiator and fitted storage cupboards, radiator.

## Dining Room 14'6 max x 11'1 max (4.42m max x 3.38m max)

Radiator, door to kitchen, double glazed window between the kitchen and dining room offering natural light. Chimney breast alcove recess.

## Kitchen 14'1 max x 9'8 max (4.29m max x 2.95m max)

Offers double glazed PVC door to the rear garden, matching windows to either side and over. Half the kitchen has a polycarbonate roof offering light. Wall and base units with work tops over, integrated four ring ceramic electric hob, cooker hood over, integrated oven. Stainless steel sink and drainer. Plumbing for washing machine, integrated fridge freezer. Wood laminate flooring, radiator. Door to bathroom.

## Bathroom 7'9 max x 7'2 max (2.36m max x 2.18m max)

Bath with electric shower over, half tiled walls, wood laminate flooring, WC, wash hand basin. Radiator. Double glazed obscure window to the rear, extractor fan and concealed gas combination



boiler.

## First Floor

Stairs rise up from entrance hall, wooden hand rail and spindles.

## Landing

Wooden Bannister & spindles, loft access hatch, airing cupboard and doors to:

## Bedroom One 8'8 max x 11'10 max (2.64m max x 3.61m max)

Double glazed window to the front, fitted wardrobe, radiator. Bedroom one and four have the option of opening up to one larger

room if desired.

**Bedroom Two** 9'10 max x 8'0 max (3.00m max x 2.44m max)

Double glazed window to the rear, fitted wardrobes, radiator.

**Bedroom Three** 9'3 max x 7'3 max (2.82m max x 2.21m max)

Double glazed window to the side, radiator, fitted wardrobe.

**Bedroom Four** 5'4 max x 8'7 max (1.63m max x 2.62m max)

Double glazed window to the front, radiator.

**Rear garden**

Enclosed low maintenance rear garden mainly patio, outside cold water tap and a PVC storage shed.



