



O'Leary Drive

Cardiff, CF11 7EB

£150,000

- TENANT IN SITU
- INVESTORS ONLY
- TWO BEDROOMS
- EN-SUITE TO BEDROOM ONE
- WELL MAINTAINED
- 6.18% GROSS YIELD

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**** BUY TO LET INVESTORS ONLY * TENANT IN SITU * SECOND FLOOR APARTMENT * TWO BEDROOMS * EN-SUITE TO BEDROOM ONE * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this spacious and neutrally decorated two bedroom ground floor apartment in a popular location of Cardiff. The property's convenient location allows for easy access to Cardiff Bay retail park as well as the A4232 link road, which provides a quick link to Cardiff city centre and the M4 motorway. The accommodation briefly features an entrance hallway, contemporary kitchen, bathroom, spacious lounge and two bedrooms with an en-suite being found in bedroom one. Please contact Sell Right Estate Agents to book your viewing.

- Tenure: Leasehold
- Lease Term Remaining: 975 years
- Ground Rent: £100 per year
- Service Charges: £1175 per year
- Council Tax Band: C
- Parking: Off Road Via Communal Car Park
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Electric
- Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Door to communal hallway, plastered and papered walls, carpet flooring, doors to lounge, bathroom, two bedrooms and fitted storage.

Lounge 15' 3" x 14' 3" (4.65m x 4.34m)

UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, door to kitchen.

Kitchen 6' 3" x 10' 8" (1.90m x 3.25m)

UPVC double glazed window to side, plastered walls, textured ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated oven and gas hob with over head extractor hood.

Bathroom 6' 3" x 6' 10" (1.90m x 2.08m)

Plastered, papered and tiled walls, textured ceiling, vinyl flooring, W.C, wash hand basin, panelled bath.

Bedroom One 12' 4" x 8' 8" (3.75m x 2.64m)

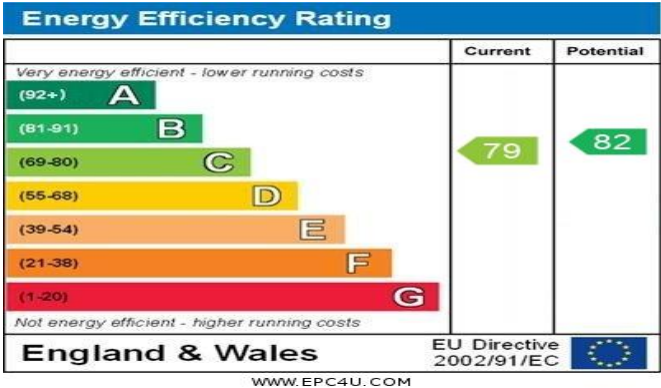
UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, doors to fitted storage and en-suite.

En-suite 5' 3" x 5' 0" (1.59m x 1.52m)

Tiled walls, textured ceiling, vinyl flooring, W.C, wash hand basin, shower cubicle.

Bedroom Two 11' 5" x 7' 4" (3.48m x 2.24m)

UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring.



DISCLAIMER
 No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.