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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



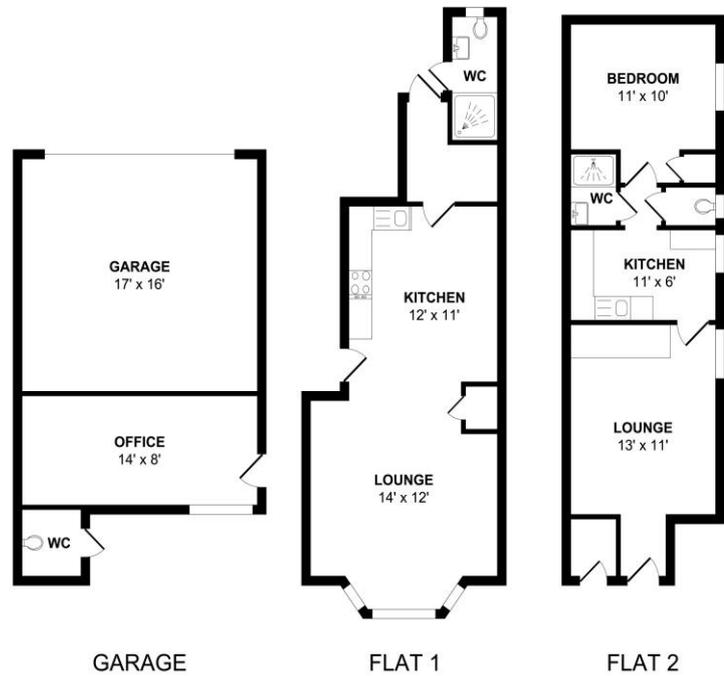
Clive Street,  
Grangetown,  
Cardiff CF11 7HN

Guide Price: £270,000 to £280,000  
Freehold

# Clive Street Grangetown, Cardiff, CF11 7HN

## Overview

- INVESTMENT OPPORTUNITY
- 12.7% YIELD APPROX.
- 3x SELF CONTAINED FLATS
- 3x ROOMS
- SHARED SHOWER to 1st FLOOR
- 3x STOREYS
- LARGE GARAGE TO REAR
- REAR LANE GATED & LOCKED
- FULLY FREEHOLD



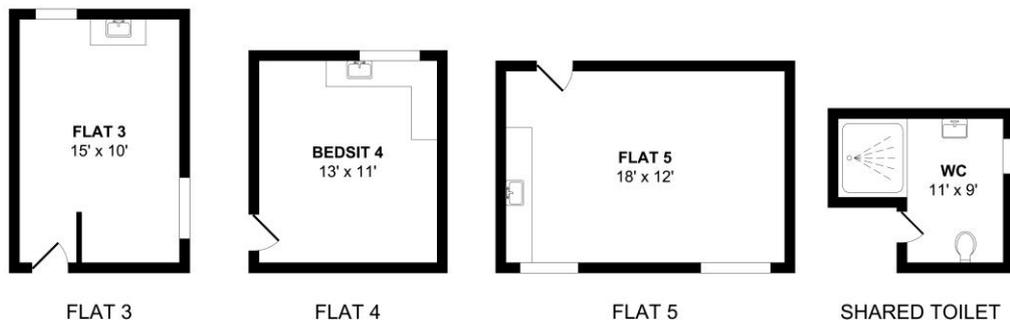
INVESTMENT OPPORTUNITY  
ACHIEVING A 12.7% ANNUAL RENTAL  
YIELD APPROX. - 6x FLATS - ALL FLATS  
ARE OCCUPIED AND MANAGED BY  
HAFREN PROPERTIES - LARGE 17ft x  
16ft GARAGE & LARGE 14ft x 8ft  
OFFICE TO REAR - LANE TO REAR IS  
GATED & LOCKED. FREEHOLD

**MR HOMES** are bringing to the Market  
**FOR SALE** this Substantial Investment  
Opportunity; Attached are Floorplans  
of this Converted Property into Self  
Contained Flats, Bedsits, & Rooms.  
Ground Floor comprises of 2x Self  
Contained Flats. First Floor are 3x  
Bedsits/Rooms Sharing a Shower  
Room & W.c. and to the Second Floor  
is a 3rd Self Contained Flat. To the  
Rear is a Large 14ft x 8ft Office with  
W.c and a Large 17ft x 16ft Garage.  
uPVC Double Glazing Windows, Gas  
Central Heating and Electric Heating.

EPC Ratings = D & E.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



FLAT 3

FLAT 4

FLAT 5

SHARED TOILET

## GROUND FLOOR

### **FLAT 1 - Currently Tenanted = £525.00 PCM**

28' 2" x 13' 6" max (8.58m x 4.11m)

Open-Plan - Lounge/Bedroom/Kitchen Doors to Rear Lobby, Shower Room & Communal Rear Garden. Ideal Exclusive 24 Combi-Boiler.

### **FLAT 2 - Currently Tenanted = £550.00 PCM**

15' 6" x 10' 4" (4.72m x 3.15m)

Lounge - Door to Kitchen

### **Flat 2 - Kitchen**

10' 7" x 6' 3" (3.22m x 1.90m)

Door to Mid/Rear Lobby Doors to: Bedroom, Shower Cubicle, Separate W.c & Rear Communal Garden

### **Flat 2 - Bedroom**

10' 11" x 5' 3" (3.32m x 1.60m)

Cupboard housing Domi Condens HE26C Combi-Boiler.

## FIRST FLOOR

### **ROOM 3 - Currently Tenanted = £450.00 PCM**

15' 3" x 10' 1" (4.64m x 3.07m)

OPEN-PLAN ROOM - SHARES SHOWER ROOM & W.C

### **BEDSIT 4 - Currently Tenanted = £380.00 PCM**

13' 0" x 11' 0" (3.96m x 3.35m)

SHARES SHOWER ROOM & W.C

### **BEDSIT 5 - Currently Tenanted = £500.00 PCM**

18' 0" x 12' 0" (5.48m x 3.65m)

SHARES SHOWER ROOM & W.C

## SECOND FLOOR

### **FLAT 6 - Currently Tenanted = £500.00 PCM**

18' 2" x 13' 11" (5.53m x 4.24m)

ENCLOSED FRONT TERRACE

ENCLOSED REAR COMMUNAL GARDEN (FLATS 1 & 2)

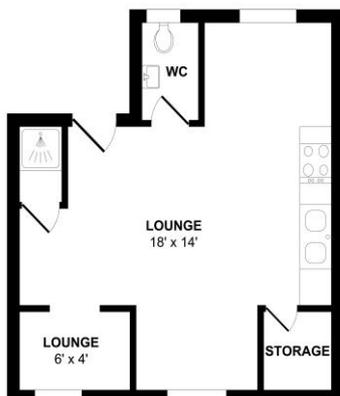
OFFICE TO REAR

14' 5" x 7' 7" (4.39m x 2.31m)

GARAGE & OUTSIDE W.C

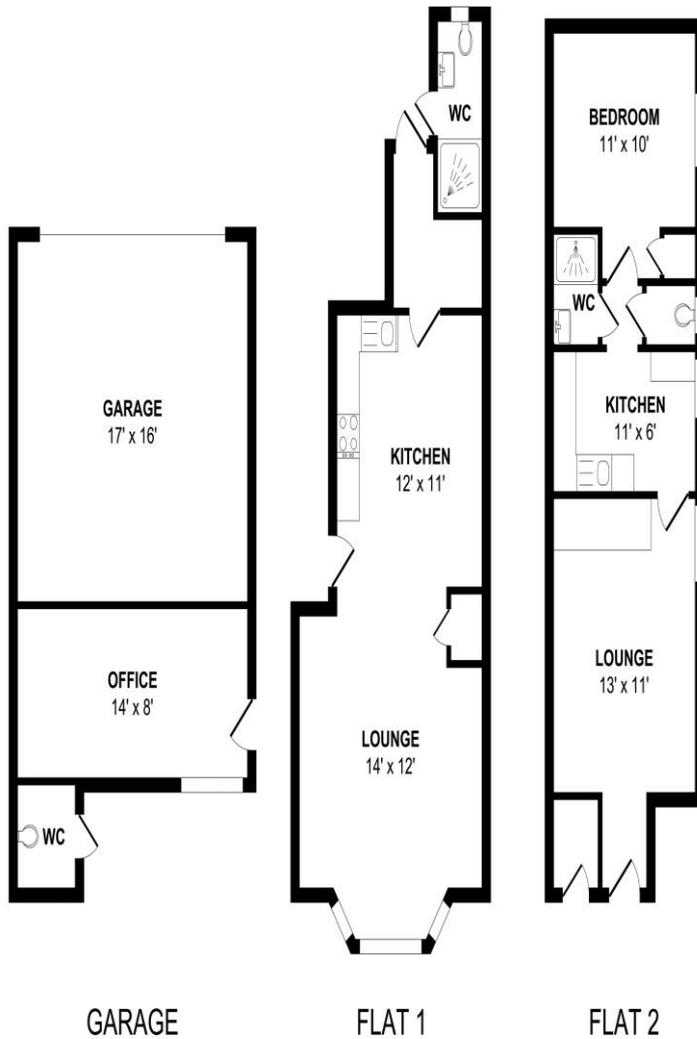
16' 1" x 13' 9" (4.90m x 4.19m)

Roller Shutter - Power & Lighting - Accessed via a Locked Gated Lane.



FLAT 6

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

Homes House,  
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