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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Amroth Road,  
Caerau. Cardiff  
CF5 5DR

Guide Price £140,000 to £150,000  
Freehold



# Amroth Road, Caerau. Cardiff. CF5 5DR

## Overview

- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- DRIVEWAY
- FREEHOLD
- GREAT PUBLIC TRANSPORT LINK



## ATTENTION INVESTORS AND LANDLORDS

GUIDE PRICE £140,000 to £150,000

TWO BEDROOM HOUSE - FREEHOLD

**MR HOMES** are Delighted to Offer **FOR SALE** this Two Bedroom Investment Property which is Currently Tenanted which has the Potential of £950pcm, the House is Close to the Local Shopping Amenities, Schools and Regular Public Transport to Cardiff City Centre. The Property Comprises in Brief: Entrance Hallway, Lounge, Kitchen, First Floor Landing, Two Double Bedrooms, Bathroom, Driveway, Front and Rear Gardens, uPVC Double Glazing, Gas Central Heating

EPC Rating = D  
Council Tax Band = B

To make an offer, please head to [www.mr-homes.co.uk/make-an-offer](http://www.mr-homes.co.uk/make-an-offer)

Free Mortgage Advice Available on Request





### Outside Front

Concrete hardstanding with parking for a car; concrete pedestrian path to front door, gas meter.

### Entrance Porch

Accessed via uPVC Obscured DG Panels; carpeted; water stop tap; single radiator; access to Living Room.

### Living Room

Carpeted; single radiator; uPVC DG Bay Window to front



### Kitchen

Tiled flooring; Matching wall and base units with worktops over and tiled splash backs; space for electric cooker; space and plumbing for washing machine; space for free standing fridge freezer; Ideal Independent Combi 24 gas central heating boiler; stainless steel sink with separate hot and cold taps; under stairs cupboard; 2 x uPVC DG Windows to rear and uPVC Door with obscured DG panel providing access to rear garden.



### First Floor Landing

Carpeted; access to Bedrooms 1 & 2 and Family Bathroom; access hatch to loft

### Bedroom 1

Carpeted; single radiator; built-in wardrobes to both walls; uPVC DG window to front

### Bedroom 2

Carpeted; single radiator; uPVC DG window to rear



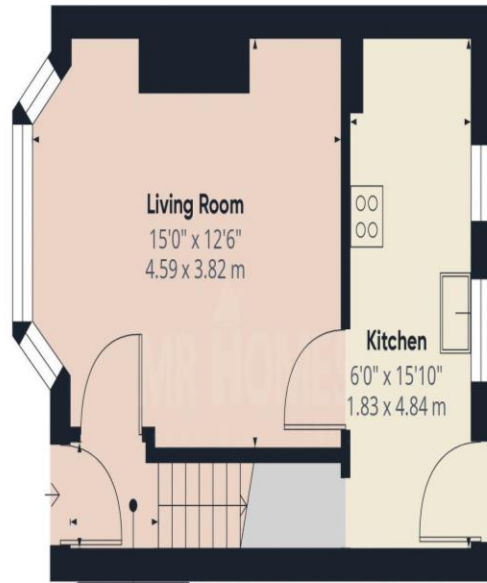
### Family Bathroom

Vinyl flooring; fully tiled walls; matching white bathroom suite, comprising panelled bath with stainless steel mixer tap and shower attachment, pedestal Wash hand basin with separate hot and cold taps and WC; uPVC DG window to rear

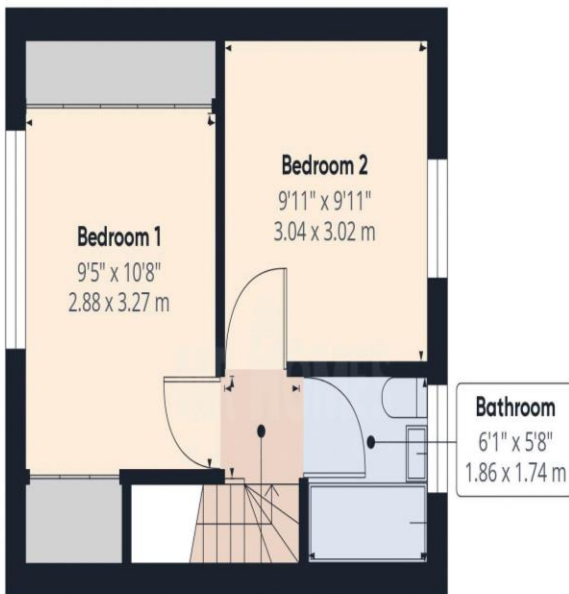
### Rear Garden

Patio area laid with paving slabs; path leading to rear of garden with lawned areas to either side; enclosed with block work wall to rear and part of one side and timber fencing to other side





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

593.63 ft<sup>2</sup>

55.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 & THE VALE**

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