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Homes House

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MR HOMES
SALES & LETTINGS



St. Davids Crescent,
Ely, Cardiff
CF5 4GP

Guide Price £95,000 to £100,000
Leasehold – Extended to 179 Years

St. Davids Crescent, Ely, Cardiff, CF5 4GP

Overview

- ATTENTION INVESTORS / LANDLORDS
- 1-BED 1st FLOOR FLAT FOR SALE with NO CHAIN
- TENANT PAYING £650 PCM from 16th Oct '24
- ANNUAL RENTAL YIELD = 7.3% Approx.
- MATURE TENANT
- FULLY REDECORATED IN 2021
- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- NEW ROOF FITTED IN 2022 BY CCC
- EXTENDED LEASE TO 179 YEARS



NO CHAIN
ATTENTION INVESTORS/ LANDLORDS - 1-BED 1st FLOOR FLAT FOR SALE with CURRENT TENANT PAYING £650 PCM (from 16th Oct '24)
ANNUAL RENTAL YIELD = 7.3% Approx. (Rent Smart Wales Ready) - EXTENDED LEASE to 179 Years Approx.

MR HOMES are pleased to Offer **FOR SALE** this Extremely Well Presented 1-Bedroom 1st Floor Flat, comprising in brief; Communal Entrance via Security Door, Staircase to 1st Floor Landing, Entrance Hallway with Large Walk-in-Storage Cupboard, Spacious Living Room, Re-Fitted Modern Kitchen, Double Bedroom, Re-Fitted Modern Shower Room, Enclosed Front Communal Garden and a Large & Enclosed Rear Communal Courtyard. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive 24kw Combi-Boiler.



EPC Rating = C.
Council Tax Band = A.
Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.
FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Communal Entrance via Security Door

First Floor Landing

Entrance Hallway

9' 3" x 3' 5" (2.82m x 1.04m)

Laminate Flooring, radiator, wall mounted thermostat, door to large walk-in-storage cupboard, hatch to loft.

Living Room

14' 5" x 10' 5" (4.39m x 3.17m)

Fitted carpet, uPVC D/g window to front, radiator, door to cupboard, housing gas & electricity meters & RCD consumer unit.

Kitchen - Re-Fitted 2021

7' 4" x 6' 10" (2.23m x 2.08m)

Vinyl flooring, matching wall & base units, work surfaces over, tiled splashbacks, 4x ring ceramic hob, extractor hood over, electric oven, stainless steel sink & drainer with mixer tap, uPVC D/g window to rear, plumbed for washing machine, space for tall fridge-freezer.

Bedroom

10' 11" x 10' 10" (3.32m x 3.30m)

Fitted carpet, uPVC D/g window to front, radiator, airing cupboard housing an Ideal Exclusive 24kw combi-boiler, Door to 2nd Storage Cupboard.

Shower Room - Re-Fitted 2021

7' 0" x 4' 4" (2.13m x 1.32m)

Vinyl flooring, fully tiled shower cubicle with electric shower, ceiling mounted electric extractor fan, pedestal wash hand basin, close-coupled w.c, radiator, uPVC obscured D/g window to rear.

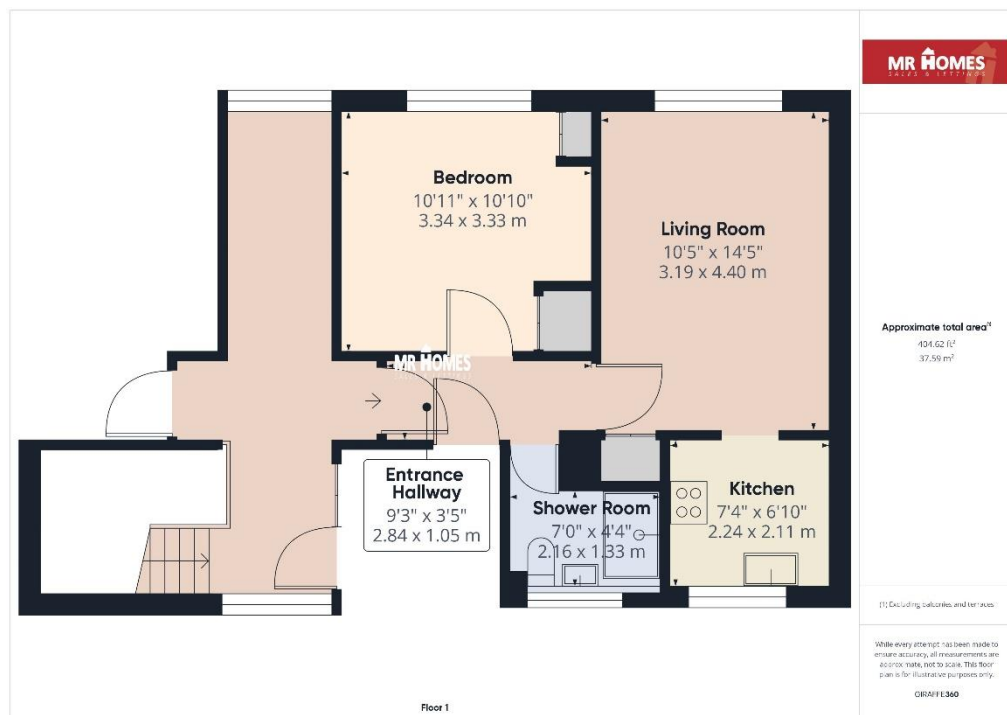
Front Communal Garden - Enclosed by Wrought Iron Fencing

Rear Communal Courtyard

Enclosed & Well Maintained Communal Rear Gardens - Washing Lines & Sheds with Lawned Areas with Fixed Seating.



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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