

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



St Nicholas Court,
Pyle Road, Caerau
Cardiff CF5 5JA

Guide Price £89,950 to £99,950
Leasehold 86 Years Approx.

Pyle Road, Caerau, Cardiff. CF5 5JA.

- NO CHAIN
- 1-BED THIRD FLOOR FLAT
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- BATHROOM SUITE
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- SECURITY DOOR ENTRANCE
- LEASEHOLD 86 YEARS APPROX.



*** Guide Price: £89,950 to £99,950 ***

NO CHAIN - 1-BED 3RD FLOOR FLAT - ALLOCATED PARKING SPACE - LEASEHOLD 86 YEARS APPROX.

MR HOMES are pleased to Offer **FOR SALE** this 1x Double Bedroom 3rd Floor Flat, comprising in brief; Communal Entrance via Security Door, steps up to 3rd Floor Landing, Entrance Hallway, Living Room, Kitchen/Breakfast Room, Double Bedroom, Bathroom & a Fixed Staircase to the Attic Space. The Enclosed Rear Communal Garden is Always Well Maintained by the Management Company Woodville Management. Allocated Parking Space. The Flat has uPVC Double Glazing Windows & Electric Radiators. (No Gas to 19 St. Nicholas Court).

NB: The Lease has 86 Years Approx. Remaining. £55 Per Month Approx. Service/Maintenance/Buildings Insurance Charges & £10 Per Year Ground Rent. *As Advised by Vendor

EPC Rating = Awaiting assessment... 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 with Security Door Entry System

Entrance Hallway

15' 8" x 5' 9" (4.77m x 1.75m)

Living Room

16' 8" x 9' 8" (5.08m x 2.94m)

Bedroom

11' 1" x 8' 8" (3.38m x 2.64m)

Kitchen/Breakfast Room

13' 7" x 7' 9" (4.14m x 2.36m)

Bathroom

8' 9" x 4' 11" (2.66m x 1.50m)

Attic Space

14' 7" x 14' 0" (4.44m x 4.26m)

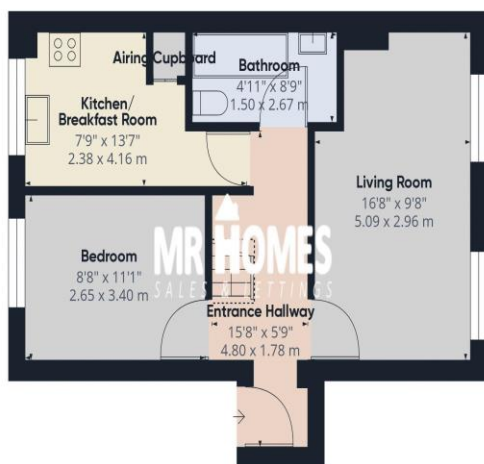
NB: Reduced Headroom to Sides Due to Sloping Roof.

Communal Garden - Enclosed

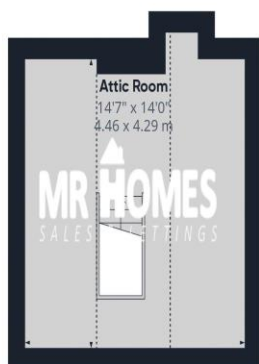
Allocated Parking Space



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

643.15 ft²
59.75 m²

Reduced headroom

143.59 ft²
13.34 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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