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MR HOMES
SALES & LETTINGS



Jackson Road,
Ely, Cardiff
CF5 4PX

Guide Price £135,000 to £145,000
Freehold

Jackson Road, Ely, Cardiff. CF5 4PX.

- ATTENTION INVESTORS/ LANDLORDS
- CURRENT TENANT PAYS £675 PCM = 6% APPROX. ANNUAL RENTAL YIELD
- RENT INCREASE TO £875 PCM = 7.8% APPROX. ANNUAL RENTAL YIELD
- 2x DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN KITCHEN
- FAMILY BATHROOM SUITE
- PRIVATE 'GATED' DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- FREEHOLD



*** Guide Price: £135,000 to £145,000 ***

ATTENTION INVESTORS/ LANDLORDS
NO CHAIN

A VERY WELL PRESENTED 2x DOUBLE BEDROOM END-OF-LINK
PROPERTY CURRENTLY TENANTED

TENANT PAYS £675 PCM = 6% APPROX. ANNUAL RENTAL YIELD
FREEHOLD.

MR HOMES Offer **FOR SALE** this 2-Bedroom End-of-Link Property, comprising in brief; Entrance Hall, Living Room, Kitchen with Understair Storage Cupboard, Staircase to the 1st Floor Landing, Bedroom 1 with Fitted Wardrobes, Bedroom 2 with Airing Cupboard & a Family Bathroom Suite. Outside Front, Enclosed by a Mature Hedge & Fencing, Lockable Side Gate Access into the Large & Enclosed Rear Garden. Private 'Gated' Driveway to Front. The Property Further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI 400 Combi-Boiler.

EPC Rating = Awaiting assessment... & Council Tax Band = B.
Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE
WWW.MR-HOMES.CO.UK



Entrance Hall

5' 4" x 3' 6" (1.62m x 1.07m)

Living Room

14' 0" x 12' 6" (4.26m x 3.81m)

Kitchen

15' 7" x 5' 11" (4.75m x 1.80m)

Understair Storage Cupboard

1st Floor Landing

3' 8" x 3' 0" (1.12m x 0.91m)

Hatch Access to Loft

Bedroom 1 with Fitted Wardrobe

12' 4" x 10' 3" (3.76m x 3.12m)

Bedroom 2

10' 0" x 9' 8" (3.05m x 2.94m)

Airing Cupboard housing BAXI 400 Combi-Boiler.

Family Bathroom - 3-Piece Matching White Suite

6' 1" x 5' 9" (1.85m x 1.75m)

Outside Front

Enclosed by Mature Hedge & Fencing, Strip of Lawn Bordering Fence, Lockable Side Gate Access into Rear Garden.

Rear Garden - Large & Enclosed - Concrete Patio to Laid Lawn

Private 'Gated' Driveway

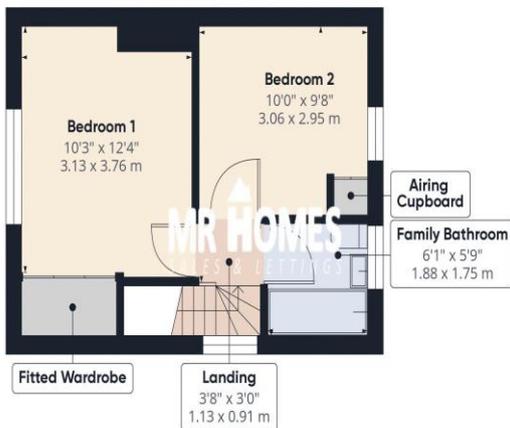


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Entrance Hallway
5'4" x 3'6"
1.63 x 1.08 m

Floor 0



Fitted Wardrobe

Landing
3'8" x 3'0"
1.13 x 0.91 m

Airing Cupboard

Family Bathroom
6'1" x 5'9"
1.88 x 1.75 m

Floor 1



Approximate total area⁽¹⁾
583.83 ft²
54.24 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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