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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Pwllmelin Road,
Fairwater, Cardiff
CF5 2NH

Guide Price £90,000 to £100,000
Leasehold

Pwllmelin Road, Fairwater, Cardiff. CF5 2NH.

- ATTENTION INVESTORS/ LANDLORDS
- CURRENT TENANT PAYS £750 PCM = 9.3% APPROX. ANNUAL RENTAL YIELD
- 2x DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN
- FAMILY BATHROOM SUITE
- ENCLOSED COMMUNAL REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



*** Guide Price: £90,000 to £100,000 ***

NO CHAIN!!!

*** ATTENTION INVESTORS/LANDLORDS ***

9.3% APPROX. ANNUAL RENTAL YIELD

2-BED 2nd FLOOR FLAT

2x DOUBLE BEDROOMS - SPACIOUS LIVING ROOM - KITCHEN 3-PIECE
WHITE BATHROOM SUITE

uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER

NB: Current Tenant Paying; £750 Per Calendar Month = 9.3% Approx.
Annual Rental Yield

BRAND NEW *125 YEAR LEASE UPON COMPLETION *As Advised by
Vendor.



MR HOMES are pleased to Offer **FOR SALE** this 2-Bedroom 1st Floor Flat Located in a Sought-After Area of Fairwater, with Excellent Transport Services including a Train Station Nearby and Excellent Bus Services. The Flat is Accessed via a Communal Entrance, Staircase up to the 2nd Floor Landing, Door into the Entrance Hallway, Spacious Lounge with Large Front & Side Facing Double Glazed Windows, Kitchen, Bedroom 1, Bedroom 2 & a Modern Bathroom Suite. There is a Large Communal Rear Garden Space. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Exclusive 245kw Combi-Boiler. NB: The Lease will be renewed to 125 Years Upon Completion. £50 Per Month Approx. Service/Maintenance/Buildings Insurance Charges & £50 Per Year Ground Rent. *As Advised by Vendor.

EPC Rating = C. & Council Tax Band = A.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE

WWW.MR-HOMES.CO.UK



Communal Entrance from the Rear of the Building

Staircase to 2nd Floor Landing

Entrance Hallway

11' 0" x 2' 11" (3.35m x 0.89m)

Living Room

13' 7" x 11' 10" (4.14m x 3.60m)

Kitchen

8' 5" x 6' 8" (2.56m x 2.03m)

Bedroom 1

13' 7" x 11' 4" (4.14m x 3.45m)

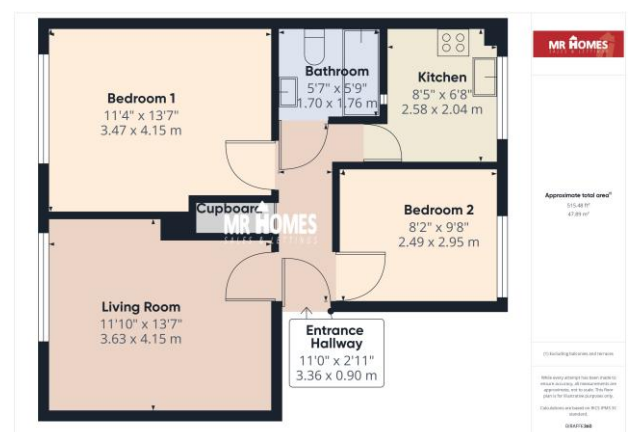
Bedroom 2

9' 8" x 8' 2" (2.94m x 2.49m)

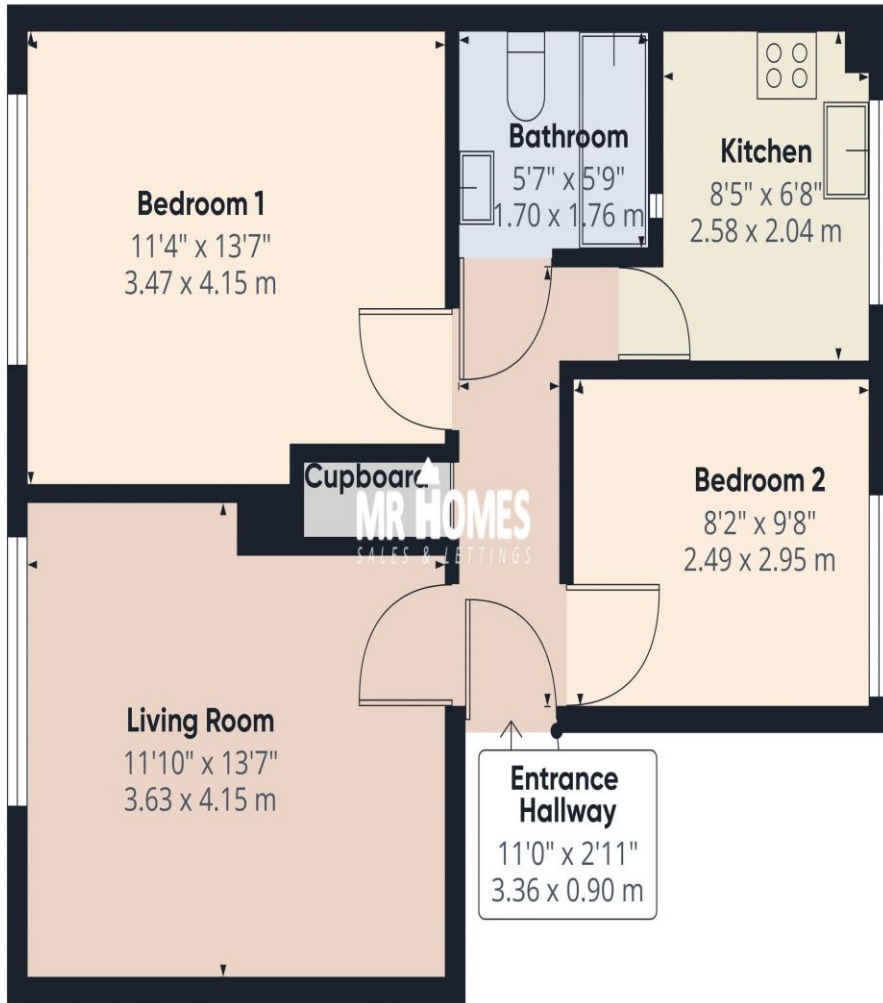
Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

Communal Rear Garden - Enclosed



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.



Approximate total area⁽¹⁾
515.48 ft²
47.89 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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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer