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**MR HOMES**
SALES & LETTINGS



Eddystone Close
Grangetown, Cardiff
CF11 8EB

Offers in the Region Of £180,000
Leasehold Approx. 91 Years Remaining

Eddystone Close, Grangetown, Cardiff, CF11 8EB

- NO CHAIN
- FIRST FLOOR MAISONETTE
- 2 BEDROOMS
- PRIVATE DRIVEWAY
- BRAND NEW KITCHEN
- LARGE LIVING ROOM
- NEWLY CARPETED
- NEW WINDOWS JANUARY 2022
- GAS CENTRAL HEATING
- LEASEHOLD 91 YEARS



MR HOMES
SALES & ESTATE AGENTS

NO CHAIN - IDEAL STARTER HOME FOR FIRST TIME BUYERS or OPPORUNITY FOR LANDLORDS/INVESTORS - 2-BEDROOM FIRST FLOOR MAISONETTE - PRIVATE DRIVEWAY – BRAND NEW KITCHEN - SHOWER ROOM - LARGE LIVING ROOM - NEWLY CARPETED - NEW uPVC DOUBLE GLAZED WINDOWS INSTALLED JANUARY 2022 - GAS CENTRAL HEATING - LEASEHOLD ~91 YEARS REMAINING

MR HOMES are delighted to be representing our client in bringing to market this generously sized 2-bedroom first floor maisonette in this highly sought-after location within walking distance to Cardiff city centre. In brief, the property comprises: private ground floor entrance with staircase to first floor; shower room; two bedrooms; living room; kitchen. The property further benefits from a private driveway long enough to accommodate two cars. At considerable expense, the current owner had mains gas brought to the property facilitating a gas central heating system powered by a combi boiler: Ideal Logic Combi c24. Further significant improvements made by the current owner include the installation of new uPVC double glazed windows in January 2022 and a new kitchen. All carpet in the property is also newly laid.

Tenure: Leasehold ~91 Years Remaining

Ground Rent: £100 per annum

Service/Maintenance Charges: £300 per annum

EPC Rating: C

Council Tax Band: C

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT

SPECIALISTS INFIMO LTD

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Outside Front

Approached via block paved private driveway with space for two cars; private front door located on the ground floor

Entrance

3' 2" x 2' 10" (0.96m x 0.86m)

Accessed via uPVC door with obscured DG panel; laminate flooring; RCD Consumer Unit; carpeted staircase rises to first floor



First Floor Landing

3' 2" x 10' 5" (0.96m x 3.17m)

Laminate wood flooring; radiator; burglar alarm control panel; Siemens thermostat central heating controller; access to Bedroom 1, Shower Room and Living Room; access hatch to loft

Shower Room

6' 4" x 7' 10" (1.95m x 2.39m)

Tiled flooring; partly tiled walls; vanity unit incorporating storage cupboards and Savoy sink with stainless steel mixer tap; WC; shower cubicle with electric Triton Enrich shower; ladder style radiator; ceiling mounted extractor fan



Bedroom 1

9' 1" x 12' 4" (2.77m x 3.76m)

Newly carpeted; radiator; uPVC DG window to rear

Living Room

15' 7" x 11' 6" (4.75m x 3.50m)

Laminate wood flooring; radiator; storage cupboard housing Ideal Logic Combi c24 gas central heating boiler; access to Kitchen and Bedroom 2; uPVC DG window to front



Bedroom 2

5' 8" x 10' 11" (1.73m x 3.32m)

Newly carpeted; radiator; 2 x uPVC DG windows to front

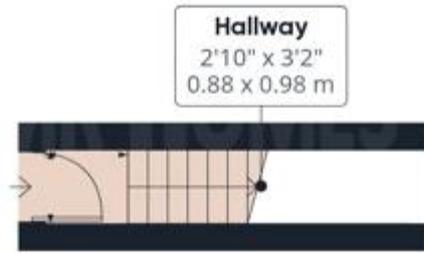
Kitchen

9' 2" x 9' 9" (2.79m x 2.97m)

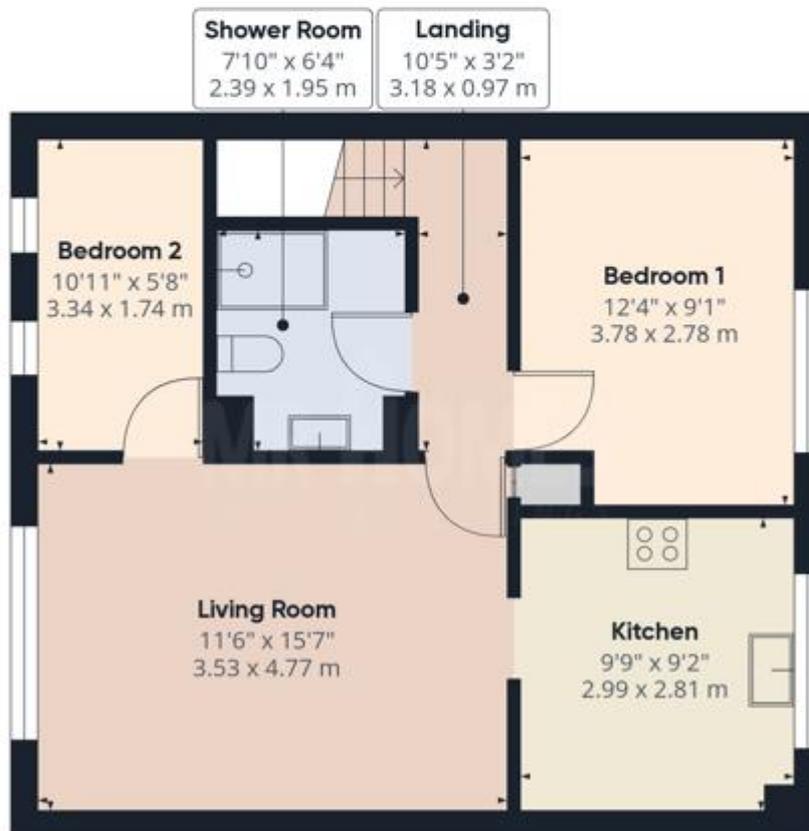
Vinyl flooring; radiator; wall and base units with worktops over and matching splashbacks; additional tiled splashbacks; FRANKE composite sink with half bowl and draining board with mixer tap; integrated New World 4-ring electric hob with extractor hood over; integrated BUSH electric fan-assisted oven; space and plumbing for washing machine; space for free-standing fridge/freezer; uPVC DG window to rear



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: 568.87 ft² / 52.85 m²

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.

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