

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Heol Trelai,
Caerau,
Cardiff CF5 5LF

Guide Price £120,000 to £130,000
Leasehold – 90 Years Remaining*

Heol Trelai, Caerau, Cardiff, CF5 5LF

Overview

- 2-BED GROUND FLOOR FLAT
- PRIVATE REAR GARDENS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- MODERN BATHROOM SUITE
- GATED COMMUNAL FRONT GARDEN
- LOCKABLE SIDE GATE ACCESS TO REAR GARDENS
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- LEASEHOLD - 90 Years* As Advised



NO CHAIN
2-BED GROUND FLOOR FLAT
PRIVATE GARDENS
IDEAL FOR 1st TIME BUYERS or
INVESTOR/ LANDLORDS
**FREE No Obligation MORTGAGE ADVICE
AVAILABLE**
LEASEHOLD 90 YEARS* REMAINING As
Advised by Vendor* SERVICE CHARGES
£712.05 PER ANNUM.

MR HOMES Offer **FOR SALE** this 2-Bedroom Ground Floor Flat, comprising in brief; Entrance Hall, Spacious Living Room, Kitchen, Bedroom 1 with Fitted Wardrobes & Fitted Cupboard, Bedroom 2 & a 3-Piece White Bathroom Suite. The Communal Front Garden is Gated. Lockable Side Gate Accesses the Rear Gardens. This Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Zanussi Ultra + 30kw Combi-Boiler.

360 Degree VR Tour Link:
<https://tour.giraffe360.com/heoltrelai229ap/>
EPC Rating = C. Council Tax Band = B.
Mains Electricity, Water & Sewage
Connected to Mains Drains. Broadband &
Mobile Signal Coverage.
**FREE MORTGAGE ADVICE AVAILABLE ON
YOUR REQUEST**
WWW.MR-HOMES.CO.UK



Entrance Hallway

16' 8" x 3' 5" (5.08m x 1.04m)

Living Room

15' 10" x 9' 11" (4.82m x 3.02m)

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

Bedroom 1

9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom 2

9' 1" x 6' 11" (2.77m x 2.11m)

Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

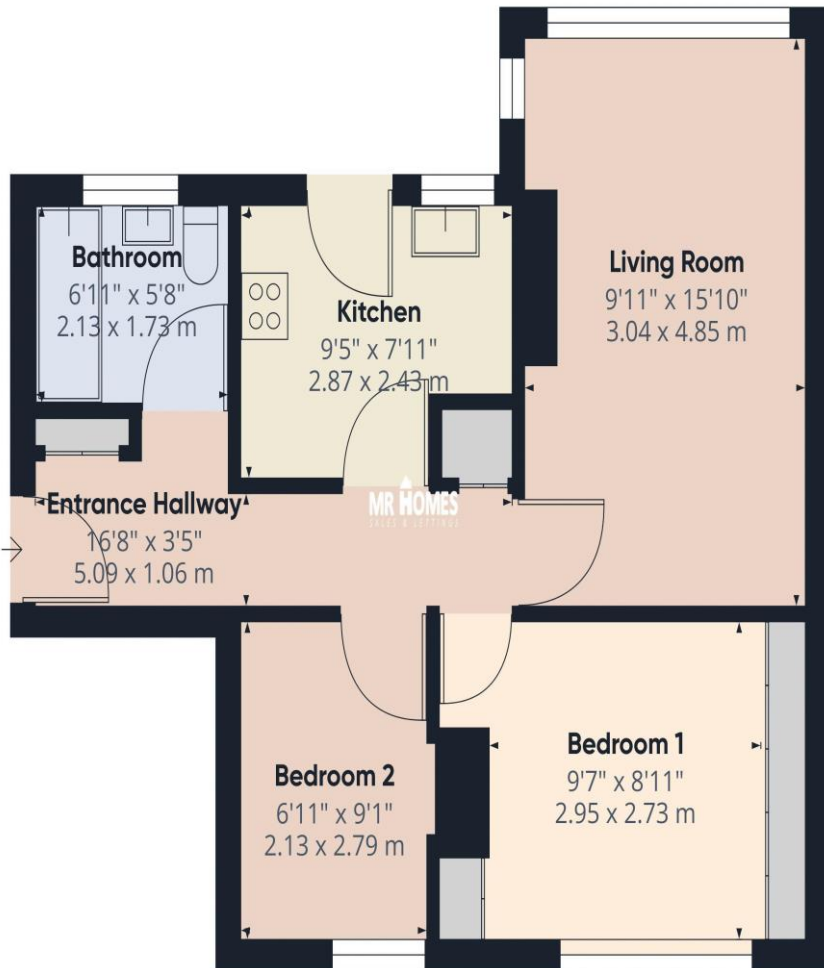
Communal Garden to Front which is Gated
Lockable Side Gate Access to Rear Gardens

Rear Courtyard - Low-Maintenance

Large Private 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area¹⁾

524.75 ft²
48.75 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.

GIRAFFE360

CARDIFF OFFICE

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