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MR HOMES
SALES & LETTINGS



Michaelston Court, Pyle Road
Caerau, Cardiff
CF5 5JA

Guide Price £110,000 to £120,000
Leasehold (80 Years Remaining)

Michaelston Court, Pyle Road, Caerau, Cardiff, CF5 5JA

- NO CHAIN
- ATTENTION FIRST TIME BUYERS
- ATTENTION LANDLORDS/INVESTORS
- 3-BEDROOMS
- LARGE COMMUNAL REAR GARDENS
- MODERN BATHROOM
- LARGE KITCHEN/DINER
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LEASEHOLD



NO CHAIN - ATTENTION FIRST TIME BUYERS & INVESTOR/LANDLORDS - 3-BEDROOM GROUND FLOOR MAISONETTE with OWN FRONT & REAR DOORS - NEW COMBI-BOILER - LEASEHOLD

MR HOMES are delighted to represent our clients in bringing to market with **NO ONGOING CHAIN** this 3-Bedroom Mid-Terrace Maisonette arranged over two floors. The property comprises in brief: Entrance, Living Room, Mid-Hallway, Kitchen/Diner, Under Stairs Storage Cupboard, Rear Lobby with Door to the Large & Enclosed communal Gardens. Staircase to the First Floor Landing, 3 Bedrooms and Family Bathroom. Front Garden laid to lawn with mature shrubs and bushes. uPVC Double Glazing & Gas Central Heating powered by a BAXI 600 Combi-Boiler.

Tenure: Leasehold 80 Years Remaining

Ground Rent: £0 NIL

Service/Maintenance Charges: £708 per annum

EPC Rating: D

Council Tax Band: B

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

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Outside Front

Approached via concrete footpath; area laid to lawn to side with mature bushes and hedging

Entrance

2' 9" x 2' 11" (0.84m x 0.89m)

Accessed via solid uPVC front door; laminate flooring; solid timber door provides access to Living Room

Living Room

12' 6" x 16' 6" (3.81m x 5.03m)

Laminate flooring; fireplace with hearth, surround and mantle piece; radiator; cupboard housing gas meter; in-built low-level shelving; uPVC DG window to front

Inner Hallway

5' 11" x 3' 4" (1.80m x 1.02m)

Laminate flooring; Honeywell Home wall mounted thermostat controller; burglar alarm control box; access to Kitchen and stairs rise to first floor

Kitchen

10' 6" x 13' 0" PLUS STORAGE (3.20m x 3.96m)

Laminate flooring; matching wall and base units with worktops over and tiled splash backs; integrated Lamona 4-ring gas hob with extractor hood over; integrated Lamona electric fan-assisted oven; stainless steel sink with draining board and mixer tap; space for fridge/freezer; storage cupboard containing electricity meter and RCD Consumer Unit; kitchen cupboard housing gas central heating boiler: BAXI 600; access to rear storage

Rear Entry

4' 8" x 2' 11" (1.42m x 0.89m)

Mixture of vinyl and concrete flooring; access to communal rear garden via composite door with obscured DG panels

First Floor Landing

11' 1" MAX x 5' 5" MIN (3.38m x 1.65m)

Carpeted; radiator; storage cupboard; access to all Bedrooms and Family Bathroom

Bedroom 1

13' 2" x 9' 1" PLUS WARDROBE (4.01m x 2.77m)

Laminate flooring; radiator; original built-in wardrobe; uPVC DG window to front

Bedroom 2

10' 10" MAX x 8' 9" MIN (3.30m x 2.66m)

Laminate flooring; radiator; uPVC DG window to rear

Bedroom 3

10' 1" MAX x 7' 6" MAX (3.07m x 2.28m)

Laminate flooring; radiator; uPVC DG window to front

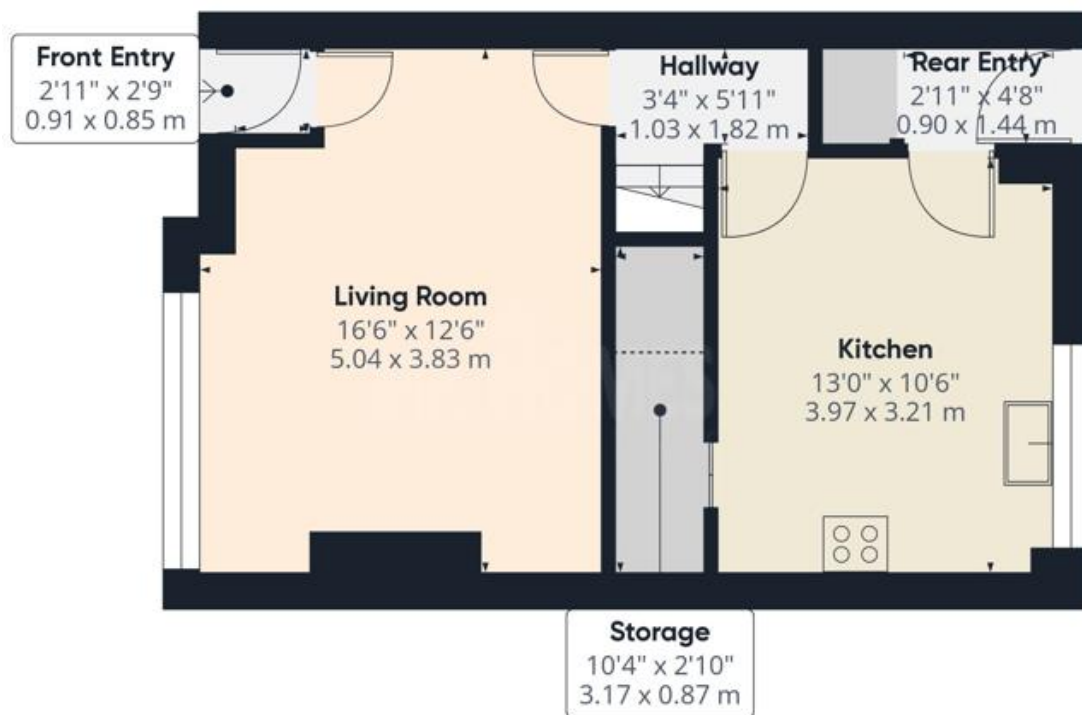
Family Bathroom

5' 7" x 7' 9" (1.70m x 2.36m)

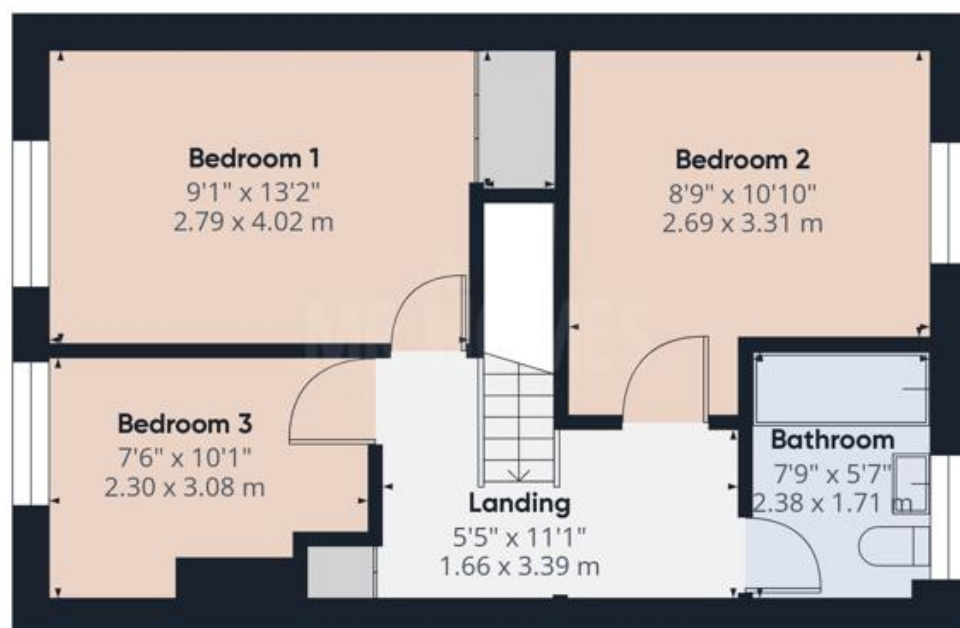
Vinyl flooring; fully tiled walls; vanity unit with integrated WC and sink with mixer tap; panelled bath with mixer tap and mains powered shower over; glazed shower screen; chrome style ladder type radiator; uPVC obscured DG window to rear

Communal Rear Garden





Floor 0



Floor 1

Approximate total area: 826.01 ft² / 76.74 m²
 Reduced headroom: 10.39 ft² / 0.97 m²
 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.

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.

CARDIFF & THE VALE

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