

02920 204 555

Homes House. Suite 9 & 10

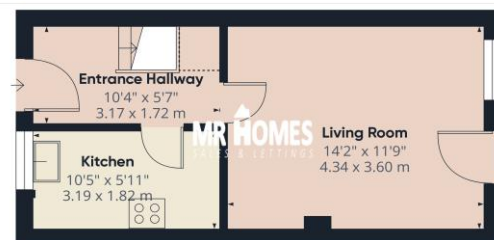
253 Cowbridge Road West,

Cardiff. CF5 5TD

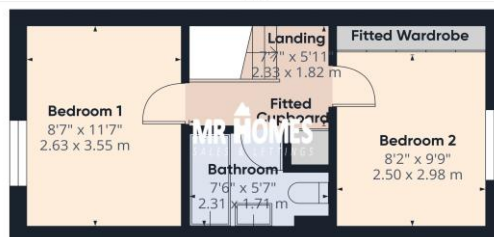
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Floor 0



Floor 1

MR HOMES

Approximate total area*

550.18 sq ft

51.99 sq m

Reduced bedroom

6.88 sq ft

0.64 sq m

(*) Excluding balconies and terraces

Reduced bedroom

Below 5 ft 10 in

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon.

Calculations were based on the 1990 BS standard. Please note that calculations were adjusted by a third party and therefore may not comply with BS 5400:12.

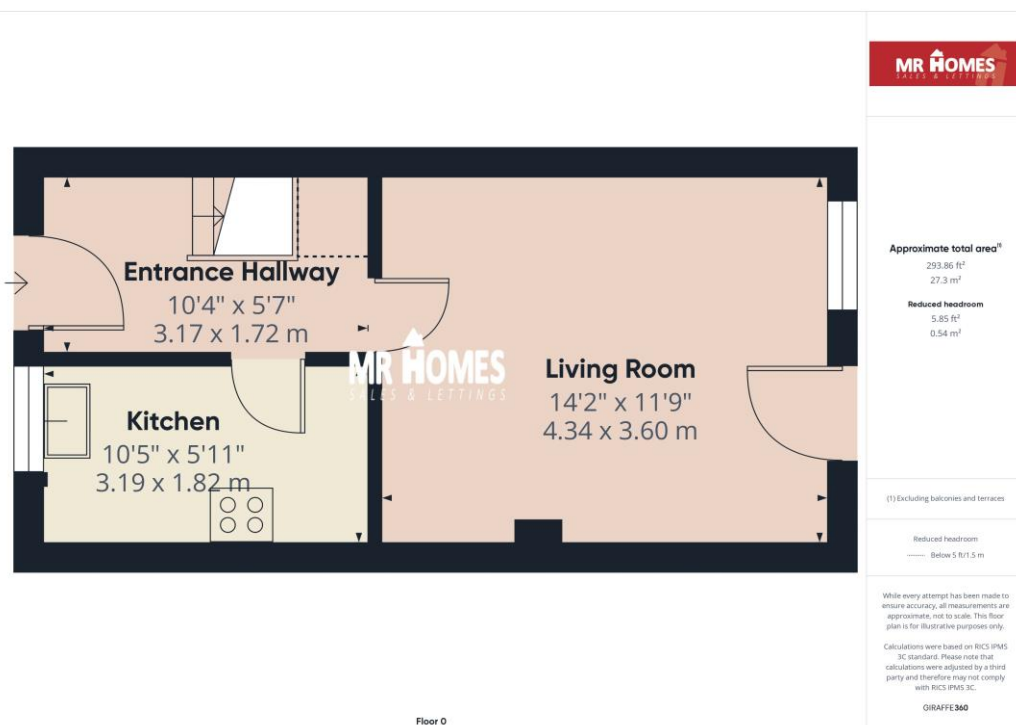
GRAPH 360

Lower Acre,
Caerau, Cardiff
CF5 5HF

Guide Price £145,000 to £150,000
Freehold

Lower Acre, Caerau, Cardiff. CF5 5HF.

- ATTENTION INVESTORS / LANDLORDS
- CURRENT TENANT PAYS £750 PCM
- 6.0% - 6.2% APPROX. ANNUAL RENTAL YIELD
- CUL-DE-SAC LOCATION
- ALLOCATED PARKING SPACE
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



*** Guide Price: £145,000 to £150,000 ***

NO CHAIN

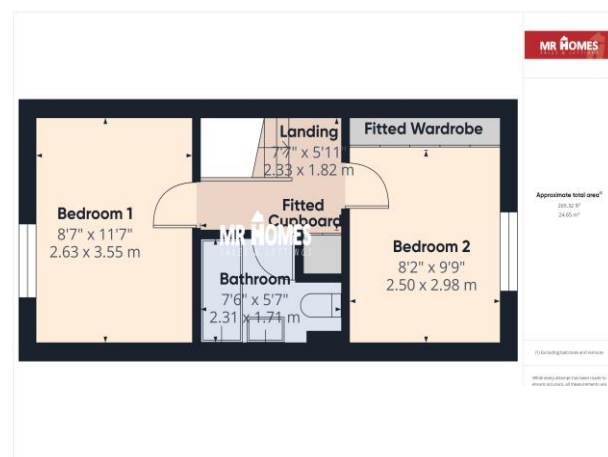
2-BED MID-TERRACE HOUSE FOR SALE with TENANT -
ATTENTION INVESTORS / LANDLORDS

CURRENTLY TENANTED

TENANT PAYS £750.00 PCM =

6.0% to 6.2% APPROX. ANNUAL RENTAL YIELD

TENURE: FREEHOLD.



MR HOMES Offer **FOR SALE** this 2-Bedroom Mid-Terrace Property located on a Cul-De-Sac, comprising in brief; Entrance Hallway, Kitchen, Living Room, Staircase to the 1st Floor Landing with Hatch to Loft, Bedroom 1, Bedroom 2 & a Bathroom. Front Garden is Laid to Lawn with a Patio Pathway, the West Facing Rear Garden is Enclosed & Patio to Laid to Lawn. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Atlantic 30kw Combi-Boiler.

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

Outside Front

Natural Stone Slab Pathway, Laid to Lawn area, Porch Canopy over Front Door.

Entrance Hallway

10' 4" x 5' 7" (3.15m x 1.70m)

Entered via uPVC D/g Part Glazed Door, Laminate Flooring, Radiator, Understair Storage Area, Pendant Ceiling Light, Doors to Living Room and Kitchen, Staircase to 1st Floor Landing,

Living Room

14' 2" x 11' 9" (4.31m x 3.58m)

Laminate Flooring, uPVC D/g Window With Fitted Blind to Rear, uPVC D/g Door With Fitted Blind to Rear Garden, Pendant Ceiling Light, Radiator.

Kitchen

10' 5" x 5' 11" (3.17m x 1.80m)

Laminate Flooring, Matching Wall & Base Units with Work Surfaces over, Tiled Splashback, Integrated 4 Ring Gas Hob with Extractor Hood Over, Integrated Electric Oven, Stainless Steel Sink & Drainer With Mixer Tap, Plumbed for Washing Machine, Space for Tumble Dryer, Radiator, uPVC D/g Window With Fitted Blind to Front, Wall Mounted Ideal Atlantic 30kw Combi-Boiler.

Stairs & Landing

7' 7" x 5' 11" (2.31m x 1.80m)

Fitted Carpet, Hatch to Insulated Loft, Door to Airing Cupboard, Doors to Bedroom 1, Bedroom 2 and Family Bathroom.

Bedroom 1

11' 7" x 8' 7" (3.53m x 2.61m)

Fitted Carpet, uPVC D/g Window to Front, Radiator.

Bedroom 2

9' 9" x 8' 2" (2.97m x 2.49m)

Fitted Carpet, Radiator, Fitted Wardrobe With Drawers & Mirrored Sliding Doors, uPVC D/g Window With Fitted Blind to Front, Pendant Light to Ceiling.

Bathroom

7' 6" x 5' 7" (2.28m x 1.70m)

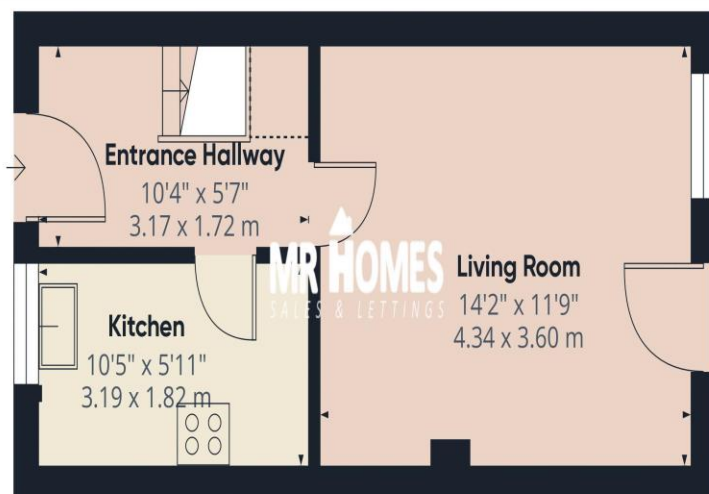
Vinyl Flooring, 3- Piece Matching Suite Including Panel Bath With Chrome Mixer Taps And Attached Shower Over, Pedestal Wash Hand Basin with Hot & Cold Chrome Mixer Taps, Close Coupled W.c. Fully Tiled Walls, Single Panel Radiator, Ceiling Mounted Extractor Unit.

Rear Garden

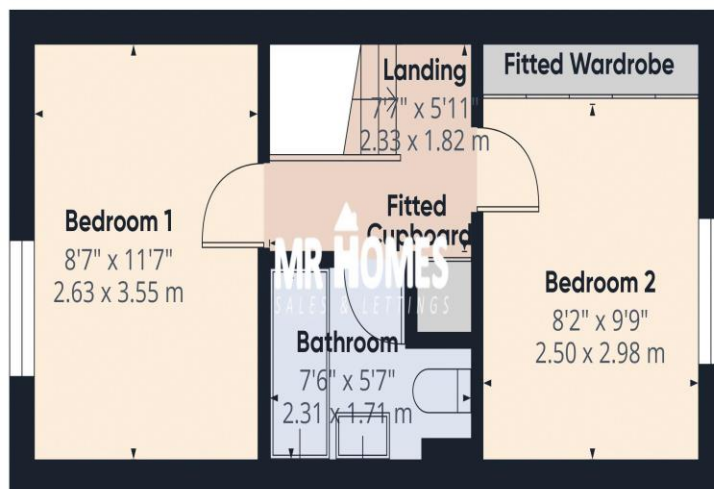
Enclosed Rear Garden Laid to Lawn with Patio Slab Pathway

Allocated Parking Space

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⁽¹⁾

559.18 ft²

51.95 m²

Reduced headroom

5.85 ft²

0.54 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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