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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Penmark Green,
Ely, Cardiff
CF5 4QN

Guide Price £90,000 to £100,000
Leasehold 93 Years Approx.

Penmark Green, Ely, Cardiff. CF5 4QN.

- *** ATTENTION LANDLORDS/INVESTORS ***
- 1 BEDROOM GROUND FLOOR FLAT with TENANT
- TENANT PAYS £550 PCM (£6600.00 ANNUALLY) – (UP TO 7.2% ANNUAL RENTAL YIELD)
- MODERN FITTED KITCHEN
- SPACIOUS LIVING/DINING ROOM
- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- LARGE & ENCLOSED REAR COMMUNAL COURTYARD
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- LEASEHOLD - 93 Years Remaining Approx.



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

NO CHAIN * ATTENTION INVESTORS/LANDLORDS * CURRENTLY TENANTED AT £550.00 PCM.

MR HOMES Offer **FOR SALE** this 1-Bedroom Ground Floor Flat briefly comprising; Enter Block via Security Door - Front Door into Entrance Hallway, Lounge/Diner, Modern Fitted Kitchen, Double Bedroom, Modern Shower Room, Enclosed Communal Front Garden, Enclosed Communal Rear Courtyard Garden, 2x Storage Sheds to the Rear Courtyard. uPVC Double Glazing Windows & Gas Central Heating powered by an Ariston E-Combi evo Combi-Boiler.

LEASEHOLD 93 Approx. Years Remaining.

360 VR Tour Link >

<https://tour.giraffe360.com/penmarkgreen10ap>

EPC Rating = Awaiting Assessment...

Council Tax Band = A.

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

The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2

To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Security Door Entrance

Entered Via Security Communal Door into Communal Hallway.

Communal Hallway

Door to Rear Courtyard, Composite Door into the Entrance Hallway.

Entrance Hallway

8' 2" x 3' 7" (2.49m x 1.09m)

Tiled Flooring, Double Panel Radiator, Plastered Walls And Ceiling.

Living Room

14' 5" x 10' 4" (4.39m x 3.15m)

Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Doors to Fitted Cupboard Housing Electric Meter, Gas Meter and Electric RCD Consumer Unit, Wall Mounted Door Entry System, Doorway to Kitchen.



Kitchen

7' 4" x 6' 11" (2.23m x 2.11m)

Tiled Flooring, Matching Wall And Base Units, Worktops Over, Tiled Splashback, Stainless Steel Sink and Drainer With Mixer Tap, uPVC D/g Window to Rear, 4 Ring Electric Hob with Electric Oven under & Extractor Hood Over, Wall Mounted Baxi 800 Combi Boiler.



Bedroom

11' 0" x 9' 5" (3.35m x 2.87m)

Laminate Flooring, uPVC Window to Front, Single Panel Radiator, Door to Fitted Cupboard, and Double Doors to Second Fitted Cupboard.

Shower Room

6' 11" x 6' 3" (2.11m x 1.90m)

Tiled Flooring, Enclosed Shower Cubicle with Electric Shower, Close Coupled W.c., Wash Hand Basin, Wall Mounted Electric Extractor Fan.

Outside Front

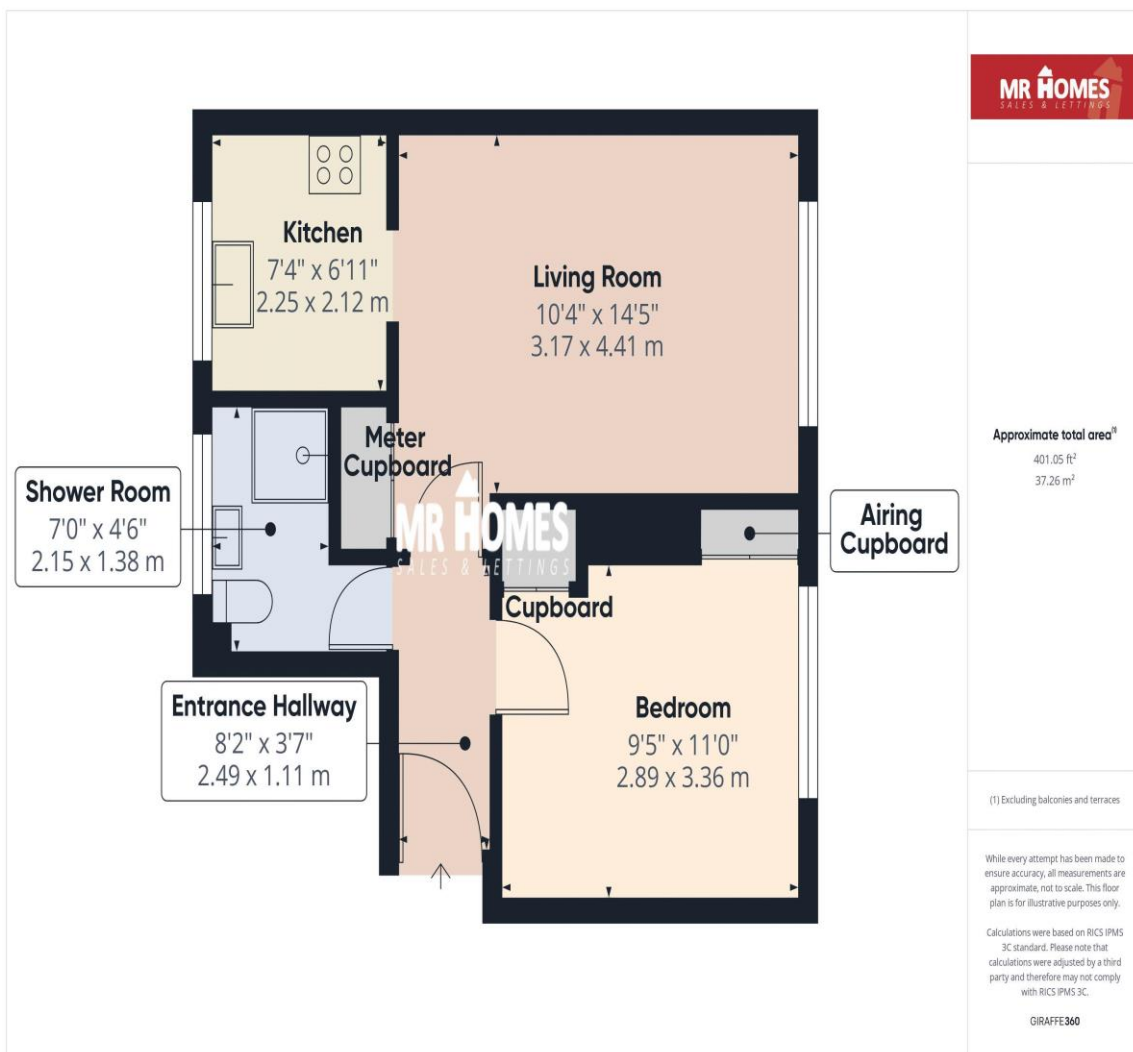
Enclosed Communal Garden

Outside Rear Courtyard - Enclosed

Enclosed Low Maintenance South-East Facing Rear Courtyard Garden, Enclosed Bin Area, 2x Storage Sheds to the Rear Courtyard.



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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