

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



Cowbridge Road East
Canton, Cardiff
CF5 1BP

Guide Price £140,000 to £150,000
1/3 Share of Freehold

564B Cowbridge Road East, Canton, Cardiff. CF5 1BP.

- NO CHAIN
- 2-BED MAISONETTE
- 1/3 SHARE OF FREEHOLD (989 YEARS REMAIN ON LEASE)
- £0.00 SERVICE/MAINTENANCE CHARGES
- £0.00 GROUND RENT
- DOUBLE BAY FRONTED
- KITCHEN/BREAKFAST ROOM
- 2x DOUBLE BEDROOMS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- ENCLOSED REAR GARDEN & REAR LANE ACCESS



NO CHAIN

2-BED MAISONETTE - 1/3 SHARE OF FREEHOLD

£0.00 SERVICE/MAINTENANCE CHARGES

£0.00 - GROUND RENT - (989 YEARS REMAIN ON LEASE) DOUBLE BAY FRONTED - KITCHEN/BREAKFAST ROOM

LIVING ROOM with BAY WINDOW - BEDROOM 1 with BAY WINDOW - SHOWER ROOM/UTILITY

ENCLOSED REAR GARDEN

REAL LANE ACCESS VIA ALDSWORTH ROAD.

MR HOMES Offer **FOR SALE** this 2-Bedroom Maisonette with No Ongoing Chain, comprising in brief; Steps Down to Private Front Terrace, Door into Entrance Hallway, Living Room with Bay Window, Kitchen/Breakfast Room, Shower Room/Utility, Staircase to the 1st Floor Landing, Bedroom 1 with Bay Window & Bedroom 2. To the Rear is an Enclosed Rear Garden which is Low-Maintenance.

Rear Lane with Lockable Swing Gate Accessed Via Aldsworth Road. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 25 Si Compact NG Condensing Combi-Boiler. **EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

360 VR Tour Link > <https://tour.giraffe360.com/cowbridgeroadflat1564bap/>

EPC Rating = C.

Council Tax Band = C.

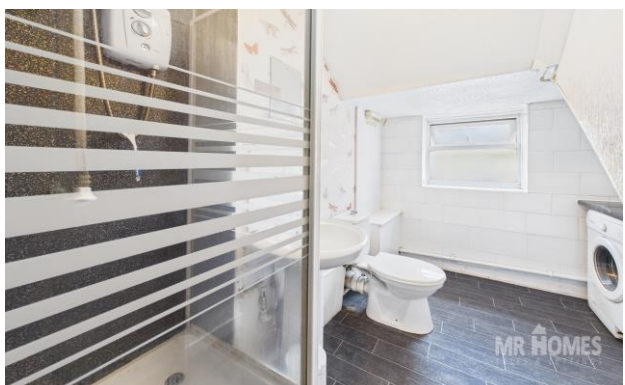
Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

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



Front Terrace

From Street Level, Steps down to Enclosed Terrace, Storage Area & Access to Front Door.

Entrance Hallway

10' 4" x 3' 2" (3.15m x 0.96m)

Enter via uPVC Half Glazed & Obscured D/g Door, Fitted Carpet, Single Panel Radiator, Staircase to Bedrooms.

Hallway

8' 11" x 2' 7" (2.72m x 0.79m)

Fitted Carpet, Doors to; Living Room, Shower Room & Doorway to the Kitchen/Breakfast Room.

Living Room with Bay Window

11' 0" x 10' 5" (3.35m x 3.17m)

Fitted Carpet, uPVC Tilt & Turn D/g Bay Window to Front, Single Panel Radiator, 2x Archways to Recesses.

Kitchen/Breakfast Room

12' 7" x 7' 10" (3.83m x 2.39m)

Matching Wall & Base Units with Work Surfaces Over, Tiled Splashbacks, Breakfast Bar, Sink & Drainer with Mixer Tap, 4x Ring Beko Electric Hob with Beko fan Assisted Electric Oven, Worcester Greenstar 25 Si Compact NG Condensing Combi-Boiler House in Wall Unit, uPVC D/g Window to Rear, uPVC Half Glazed & Obscured D/g Door to Rear Garden.

Shower Room / Utility

8' 11" max x 6' 10" max (2.72m x 2.08m)

Shower Cubicle, Pedestal Wash Hand Basin, Close-Coupled W.c, Work Top Over Washing Machine & Tumble-Dryer, Single Panel Radiator, uPVC Obscured D/g Window to Rear, Wall Mounted Washing/Drying Lines.

Staircase to 1st Floor Landing

5' 6" x 3' 9" (1.68m x 1.14m)

Fitted Carpet, uPVC D/g Window to Rear, Doors to; Bedrooms 1 & 2.

Bedroom 1 with Bay Window

12' 3" x 10' 7" (3.73m x 3.22m)

Fitted Carpet, uPVC D/g Bay Window to Front Tilt & Turn, Single Panel Radiator, Original Coving to Ceiling.

Bedroom 2

12' 3" x 9' 2" (3.73m x 2.79m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Door to Fitted Cupboard.

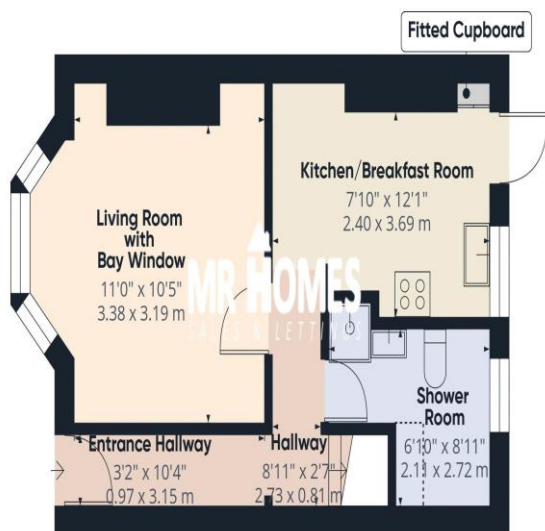
Rear Garden

Low-Maintenance & Enclosed. Aluminium Storage Shed to Stay. Lockable uPVC Half Glazed D/g Door to Rear Lane

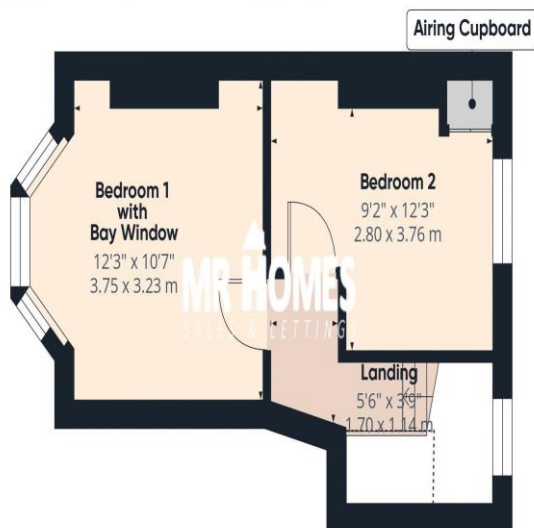
Rear Lane with Lockable Swing Gate Accessing Aldsworth Road



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 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

633 ft²
59 m²

Reduced headroom

4 ft²
0.4 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 are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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