

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



Heol Ebwy
Caerau, Cardiff
CF5 5ED

£130,000
Leasehold (approx. 88 Years Remaining)

Heol Ebwy, Caerau, Cardiff, CF5 5ED

- NO CHAIN
- 2 DOUBLE BEDROOMS
- SECOND FLOOR
- BALCONY
- MODERN KITCHEN & SHOWER ROOM
- LIVING ROOM
- DECENT STORAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- LEASEHOLD (~88 Years Remaining)



NO CHAIN - ATTENTION INVESTORS/LANDLORDS - CARDIFF COUNCIL PRIVATE RENTED SECTOR LEASING SCHEME (PRLS) AGREEMENT IN PLACE FROM 01/06/2025 - RENOVATED 2 DOUBLE BEDROOM SECOND FLOOR FLAT - LARGE LIVING ROOM - MODERN KITCHEN - MODERN SHOWER ROOM - DECENT STORAGE - SEPARATE LOCKABLE STORAGE UNIT ON GROUND FLOOR - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - LEASEHOLD APPROX. 88 YEARS REMAINING (125 years from 26/01/1989)

MR HOMES are delighted to be representing our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this purpose built **two double bedroom second floor flat** which has been tastefully **renovated** by its current owner. The current owner has entered into a **Private Rented Sector Leasing Scheme (PRLS) Agreement** with Cardiff Council generating a guaranteed rent of **£822 per calendar month** for a period of 5 years. **Agreement commenced 01/06/2025.**

Tenure: Leasehold (~88 Years Remaining)

Ground Rent: £10pa

Service/Maintenance Charges: £1,228 pa (including Buildings Insurance)

EPC Rating: C

Council Tax Band: B

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

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD **WWW.MR-HOMES.CO.UK**



Entrance Hallway

20' 3" x 7' 10" MAX (6.17m x 2.39m)

Vinyl flooring; storage cupboard; cupboard housing RCD Consumer Unit; cupboard housing electricity meter; GDX Intercom; access to Balcony; access to all other rooms

Front Balcony

6' 3" x 7' 5" (1.90m x 2.26m)

Concrete flooring; metal railings; gas meter

Living Room

9' 0" x 12' 5" (2.74m x 3.78m)

Carpeted; radiator; cupboard housing gas central heating boiler: Ideal Logic Combi 24 (approx 4-5 years old); access to Sunroom

Sunroom

2' 8" x 7' 11" (0.81m x 2.41m)

Concrete flooring; uPVC DG sliding window

Kitchen

10' 8" x 11' 6" (3.25m x 3.50m)

Vinyl flooring; matching wall and base units with worktops over and matching splash backs; integrated 5-ring gas hob with extractor hood over and glazed splash back; integrated Bush electric oven; stainless steel sink with draining board and hose style mixer tap; free-standing Hoover washing machine; modern radiator; Nuaire extractor fan; uPVC DG window to front

Shower Room

5' 6" x 7' 6" (1.68m x 2.28m)

Vinyl flooring; fully tiled walls; vanity unit housing sink with mixer tap; WC; shower tray; glazed shower screen; mains powered shower; stainless steel grab handles; ladder-style radiator; uPVC obscured DG window to rear; Nuaire extractor fan

Bedroom 1

10' 7" x 12' 10" (3.22m x 3.91m)

Carpeted; radiator; built-in cupboards; uPVC DG window to front

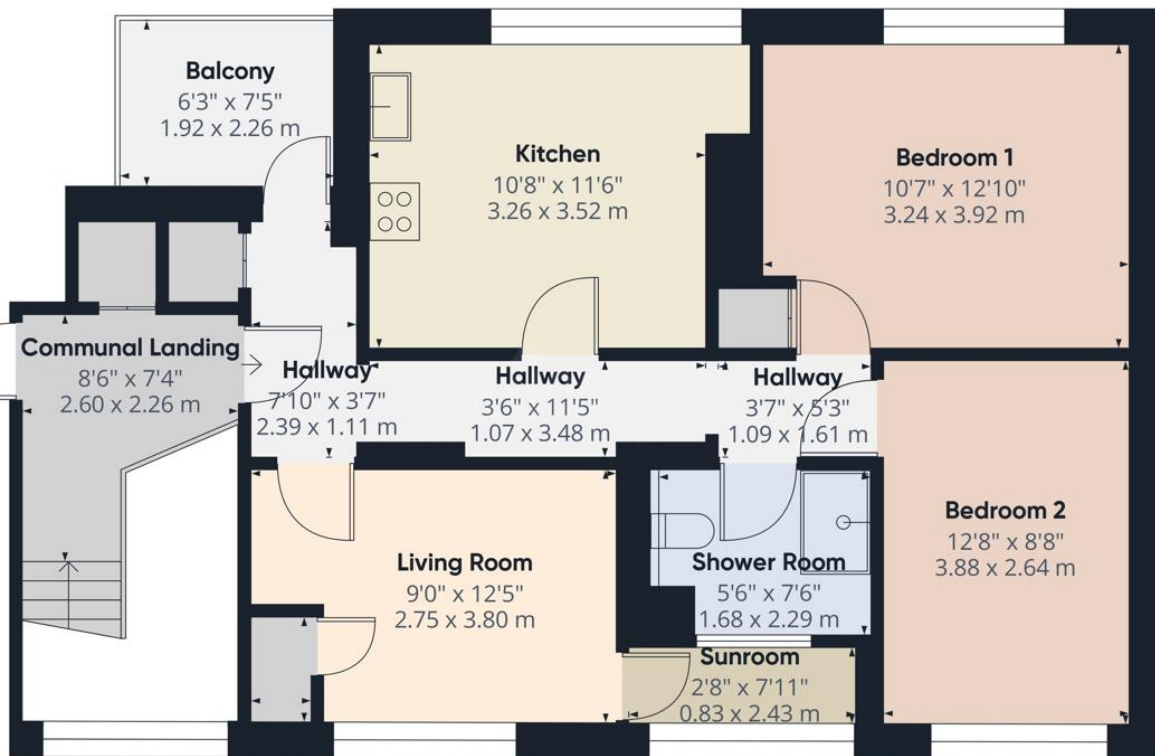
Bedroom 2

12' 8" x 8' 8" (3.86m x 2.64m)

Carpeted; radiator; uPVC DG window to rear



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.



Approximate total area: 706 ft² / 65.5 m²

Balconies and Terraces: 47 ft² / 4.4 m²

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.

CARDIFF & THE VALE

Homes House

Suite 9 & 10

253 Cowbridge Road West

Cardiff

CF5 5TD

02920 204 555

MR HOMES
SALES & LETTINGS

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer