

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](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Lauriston Close,  
Caerau, Cardiff  
CF5 5PT

Guide Price £150,000 to £160,000  
Freehold



# Lauriston Close, Caerau, Cardiff. CF5 5PT.

- \*\*\* NO CHAIN \*\*\*
- LANDLORDS/INVESTORS
- CURRENT TENANT PAYS £825 PCM (6.2% ANNUAL RENTAL YIELD)
- RENT SMART WALES APPROVED PROPERTY
- 2-BED HOUSE
- CUL-DE-SAC LOCATION
- PRIVATE DEVELOPMENT
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



\*\*\* NO CHAIN \*\*\*

ATTENTION LANDLORDS/INVESTORS  
RENT SMART WALES APPROVED PROPERTY  
CURRENT TENANT PAYS £825.00 PCM (MINIMUM 6.2% ANNUAL RENTAL YIELD) - 2-BEDROOM HOUSE - CUL-DE-SAC LOCATION - PRIVATE DEVELOPMENT - TENURE: FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 2-Bedroom Mid-Terrace House, comprising in brief; Entrance Hall, Kitchen, Living/Dining Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2 & the Family Bathroom Suite. Private Driveway to Front, Enclosed Rear Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Atlantic 24 kW Combi-Boiler.

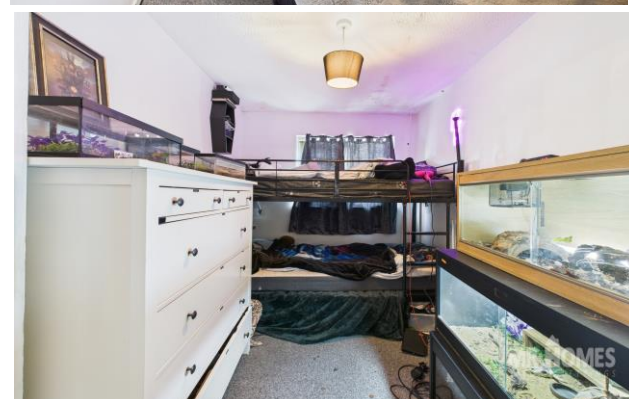
**EPC Rating = C.**  
**Council Tax Band = C.**

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

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

To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://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](http://WWW.MR-HOMES.CO.UK)**



### Entrance Hallway

7' 10" x 3' 8" (2.39m x 1.12m)

### Kitchen

7' 11" x 7' 10" (2.41m x 2.39m)

### Living & Dining Room

16' 8" x 11' 9" (5.08m x 3.58m)

### 1st Floor Landing

5' 9" x 3' 8" (1.75m x 1.12m)

### Bedroom 1

12' 5" x 8' 9" (3.78m x 2.66m)

### Bedroom 2

10' 6" x 6' 8" (3.20m x 2.03m)

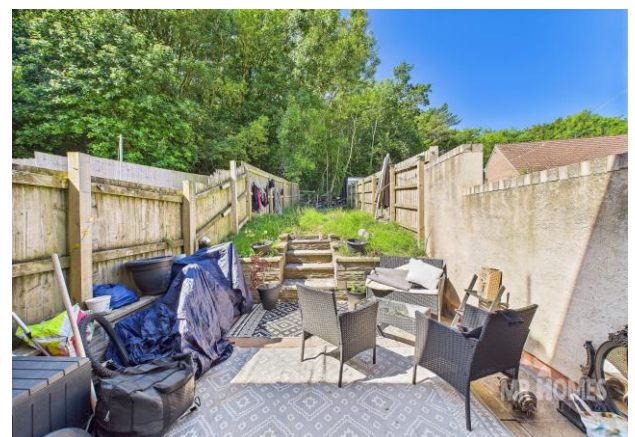
### Family Bathroom

7' 1" x 4' 11" (2.16m x 1.50m)

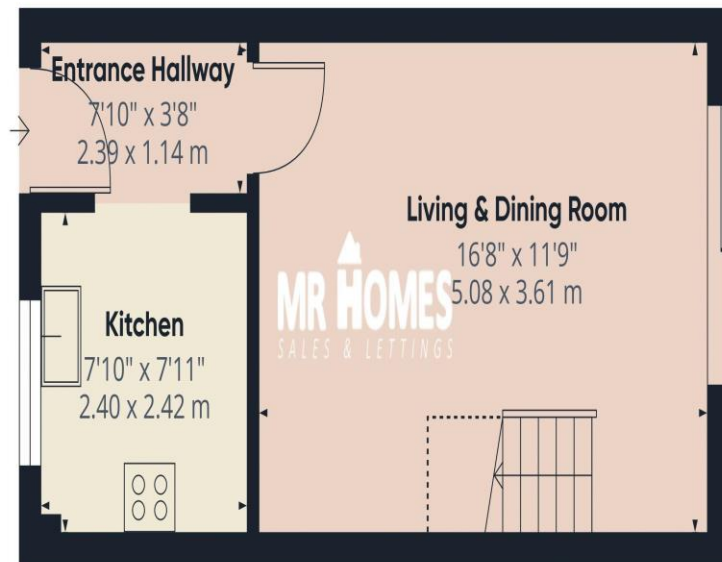
Outside Front - Low-Maintenance

Private Driveway to Front

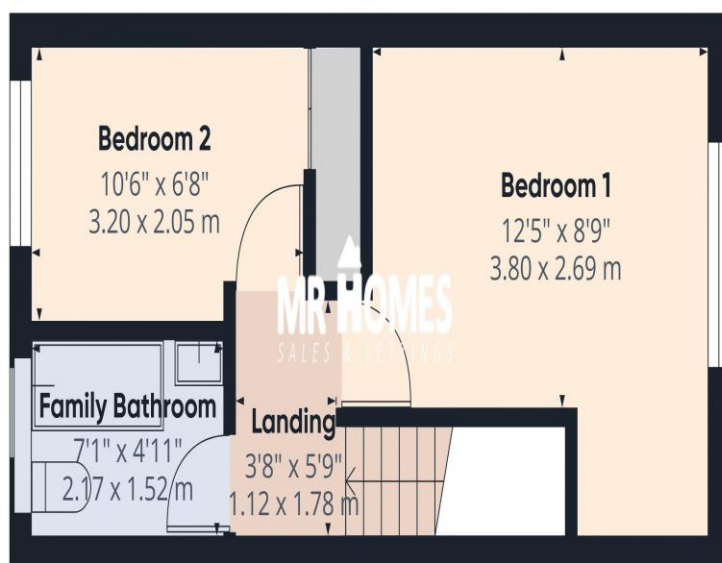
Rear Garden - Enclosed



**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<sup>(1)</sup>**

558 ft<sup>2</sup>

51.8 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## CARDIFF & THE VALE

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