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MR HOMES
SALES & LETTINGS



Topaz Street,
Roath, Cardiff
CF24 1PG

Guide Price £140,000 to £150,000
Leasehold 169 Years

Topaz Street, Roath, Cardiff. CF24 1PG.

- NO CHAIN!!!
- MODERN APARTMENT
- LONG LEASE 169 YEARS
- 2x BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- uPVC D/G WINDOWS & GAS C/H with NEW WORCESTER COMBI-BOILER
- RESIDENT PERMIT PARKING
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES



NO CHAIN

LONG LEASE 169 YEARS - £750.00 PER YEAR
MAINTENANCE/BUILDINGS INSURANCE - A MODERN 2-BED 1st FLOOR APARTMENT - MOVE STRAIGHT IN - SPACIOUS LIVING ROOM
- FITTED KITCHEN - 2x BEDROOMS - RE-FITTED & MODERN BATHROOM SUITE
uPVC D/G WINDOWS & GAS CENTRAL HEATING with NEW WORCESER COMBI-BOILER (Fitted Nov 2024).



MR HOMES are very pleased to Offer **FOR SALE** with **No Ongoing Chain** this 2-Bedroom 1st Floor Apartment, comprising in brief; Enter via a Communal Composite Door, Communal Hallway with Door to the Entrance Hall & Staircase to the Split-Level Landing, Lounge, Kitchen, Bedrooms 1, 2 & a Bathroom Suite. The Property has Smooth Finished Walls & Ceilings with Inset Spotlighting. uPVC Double Glazing Windows & Gas Central Heating powered by a MAIN Eco Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/topazstreet47tfap>

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.

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



Communal Entrance

10' 11" x 3' 1" (3.32m x 0.94m)

Laminate Floor - Doors to Top Floor Flat & Ground Floor Flat.

Entrance Hall & Staircase to Landing

3' 0" x 3' 0" (0.91m x 0.91m)

Fitted Carpet, Smooth Finished Walls & Inset Spotlights to Smooth Finished Ceiling.

Living Room

16' 5" x 11' 10" (5.00m x 3.60m)

Fitted Carpet, uPVC D/g 'Tilt & Turn' Window to Rear, Double Panel Radiator, Smooth Finished Walls & Inset Spotlights to Smooth Finished Ceiling. 2x Doors to Bedrooms 1 & 2. Hatch to Insulated Loft.

Kitchen

8' 8" x 6' 10" (2.64m x 2.08m)

Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs. Stainless Steel Sink & Drainer with Mixer Tap, 2x uPVC Windows to Rear, Plumbed for Washing Machine, Space for Tall Fridge-Freezer. Integral Electric Oven, NEW Hisense Touch Electric Hob & Extractor Hood Over. Smooth Finished Walls & Inset Spotlights to Smooth Finished Ceiling. NEW Worcester Combi-Boiler housed in Wall Cupboard(Fitted Nov 2024).

Re-Fitted Bathroom Suite

5' 11" x 5' 7" (1.80m x 1.70m)

Vinyl Flooring, Fully Tiled Walk-In-Shower with Mixer Shower, Wash Hand Basin with Black Mixer Tap & Vanity Cupboard, Close-Coupled W.c, uPVC Obscured D/g Window to Side, Chrome Ladder Radiator, Wall Mounted Electric Extractor Fan, Remaining Walls Tiled Up to Half-Height.

Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Fitted Wardrobe, Coving to Ceiling & Inset spotlights.

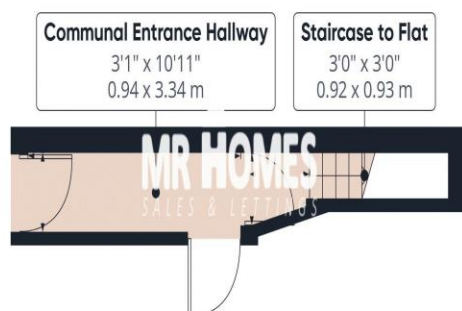
Bedroom Two

11' 3" x 6' 10" (3.43m x 2.08m)

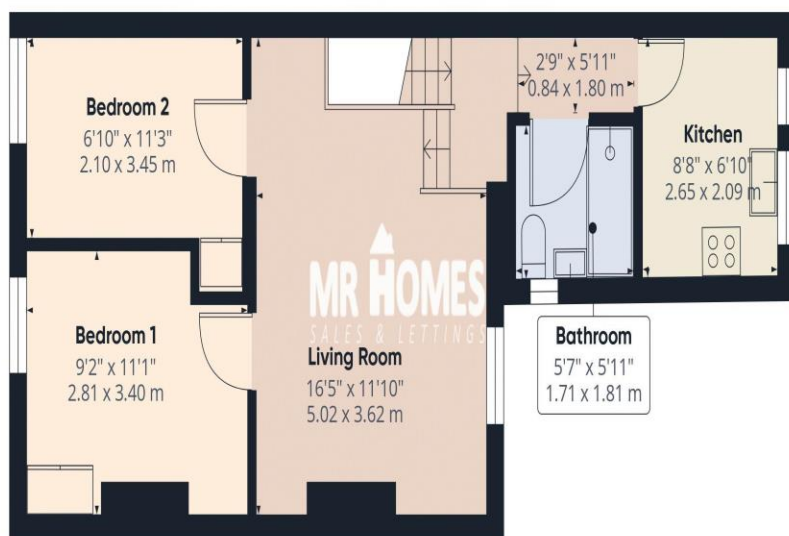
Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Coving to Ceiling & Inset Spotlights. Fitted Wardrobe.



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.



Ground Floor



1st Floor



Approximate total area⁽¹⁾

531 ft²
49.4 m²

(1) Excluding balconies and terraces

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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