

Rhymney Street

CATHAYS, CATHAYS, CF24 4DJ

GUIDE PRICE £99,950

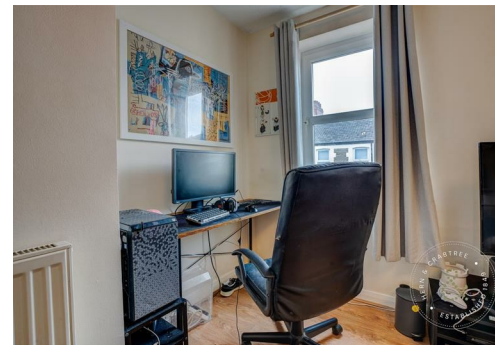
**Hern &
Crabtree**



Rhymney Street

No Chain - Off Street Parking - First Floor Flat - This one-bedroom apartment is ideally located in the vibrant area of Cathays, Cardiff. Perfectly situated within walking distance of a variety of amenities, including restaurants, coffee shops, and supermarkets, everything you need is right on your doorstep. The apartment also benefits from excellent bus links nearby, providing quick access to the city centre, which is also within walking distance. Share of Freehold - Lease To Be Extended Upon Completion.

Whether you're a young professional or looking for a low-maintenance home in a prime location, this apartment offers both convenience and comfort. This property would also make a great investment with scope of potentially achieving £800pcm (9.61% yield). Viewings are a must and can be arranged by contacting our Heath branch.



365.00 sq ft

Entrance Hall

Entered into hallway, fuseboard, loft access, security entry phone.

Living Room

11'2" x 11'8"

Double glazed window to the front, radiator, wood laminate floor.

Kitchen

7'10" x 5'2"

Fitted with wall and base units with worktop over, stainless steel sink and drainer, plumbing for a washing machine, a four ring electric hob with integrated oven with cooker hood over.

Bedroom

11'2" x 7'11"

Double glazed window to the rear, radiator, gas combination boiler, laminate floor.

Bathroom

6'5" x 5'5"

Obscure window to the rear, bath withj plumbed shower over, , w.c and wash hand basin, radiator.

Tenure and additional information

Tenure: Share Of The Freehold

What is the full term of the lease? 99 from new

Start Date 25/03/1986

Current amount of years

remaining on the lease: 61 years 5 months - please note:

We have been informed that the lease will be extended upon completion by the seller.

Annual Ground Rent £ N/a

Service and Maintenance

Charges £ (include payment frequency) 300 - £600 pa

The property can be let out.

Communal Space

Communal space in car park. Originally owners used this to hang washing etc.

Parking

Car park at rear, via locked gates.

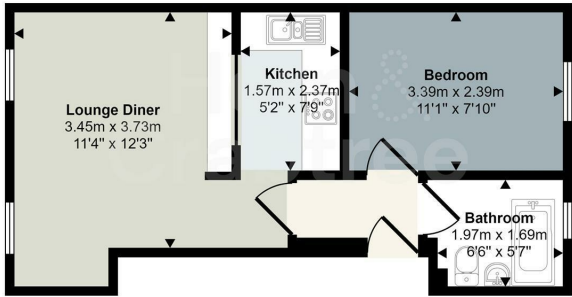
Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
34 sq m / 365 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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