



Mardy Street, offers over £300,000

- Four/Five Bedrooms
- HMO
- Council Tax Band - E
- End of Link Property
- On Street Permit Parking
- EPC Rating: F



 4  1  2



About the property

Located in the sought after area of Grangetown is this FANTASTIC Investment Opportunity. The property benefits from four/five bedrooms and is currently averaging a rough 9.5% yield! The property is close to many local amenities, including supermarkets, cafes, and restaurants. Additionally, it has excellent transport links, within walking distance to the city centre and Cardiff Central train station. Three of the bedrooms have private en-suite bathrooms. The communal areas offer plenty of space and are perfect for entertaining guests or relaxing with family and friends. To the rear there is a bright courtyard garden with side access. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hallway

Enter via uPVC door.

Kitchen

10' 4" x 10' 4" (3.15m x 3.15m)

Fitted with matching with wall and base units with worktop space over. Insert stainless steel sink.

Dining Room

14' 4" x 10' 4" (4.37m x 3.15m)

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.79m)

uPVC window. Access to lean to and shower room.

Lean To

Access to shower room.



Shower Room

Fitted with a three piece suite comprising shower, wash hand basin and wc.

Bedroom One

14' 7" x 15' 1" (4.45m x 4.60m)

uPVC bay window. Access to ensuite.

Ensuite

Fitted with three piece suite comprising shower, wash hand basin and wc.

Landing

Access to further bedrooms.

Bedroom Three

9' 9" x 10' 5" (2.97m x 3.17m)

uPVC window. Access to ensuite.

Ensuite

Fitted with three piece suite comprising shower, wash hand basin and wc.

Bedroom Four

9' 2" x 11' 2" (2.79m x 3.40m)

uPVC window.

Bedroom Five

11' 5" x 15' 1" (3.48m x 4.60m)

uPVC window.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and wc.

Upstairs Kitchen

Access to shower room.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let