www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Ths would make an ideal first time purchase or buy to let investment given the access to Culverhouse Cross and the M4 as well as local amenities on the door step.

Comments by Mr Luke Trezise

Property Specialist

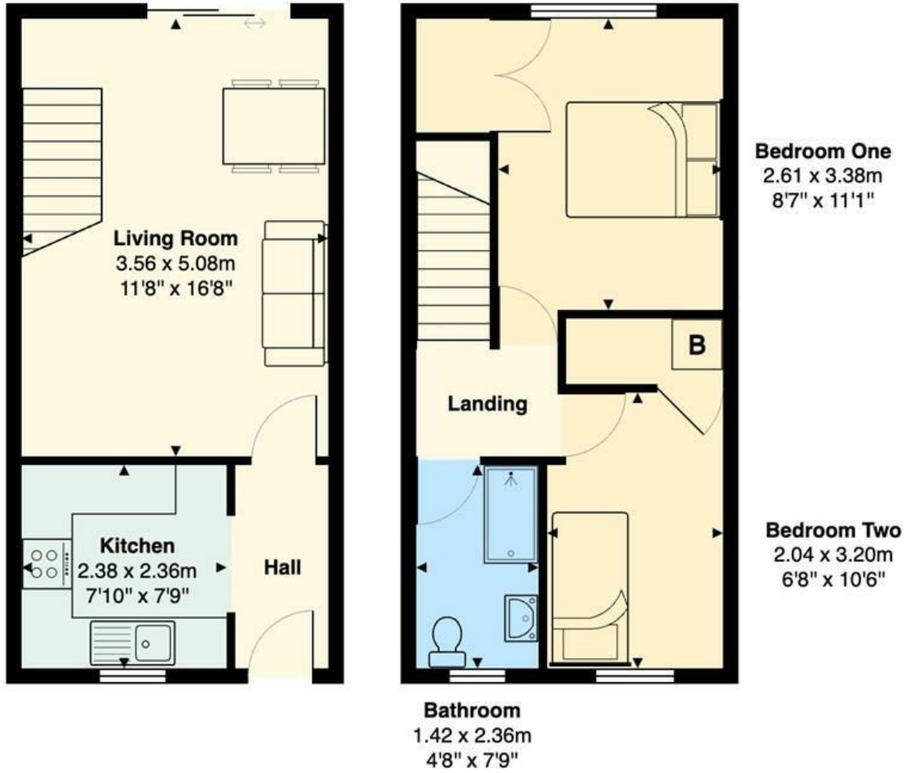
Mr Luke Trezise

Senior valuer

luke@jeffreyross.co.uk

I've really enjoyed my 10 years here given how quiet the neighbourhood is, I hope the next owners enjoy it as much as I have.

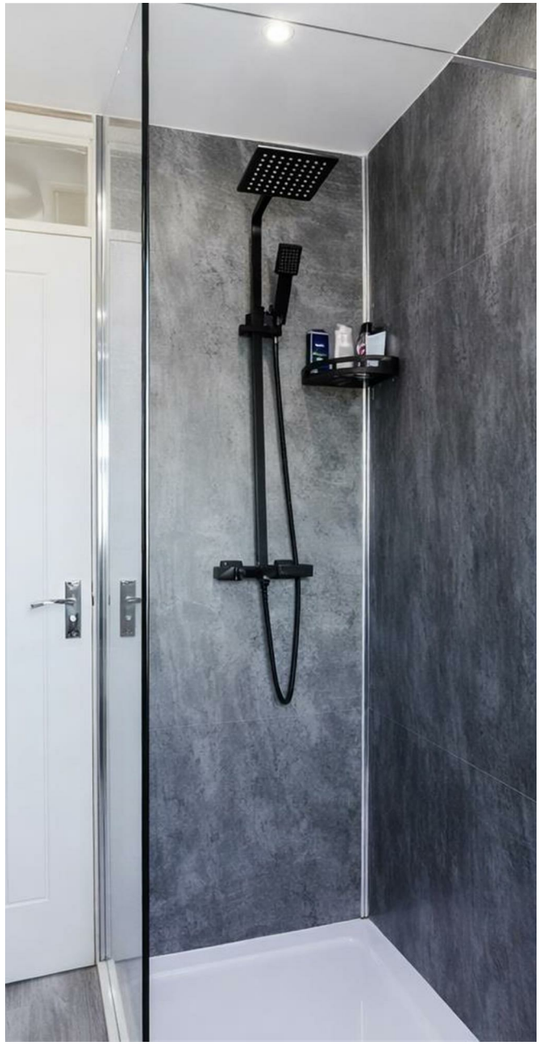
Comments by the Homeowner

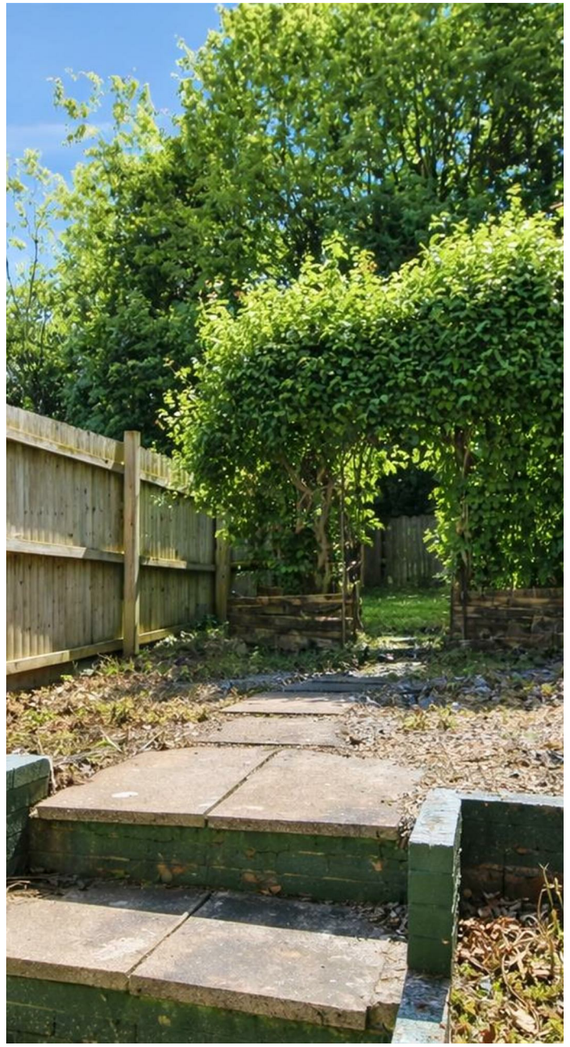


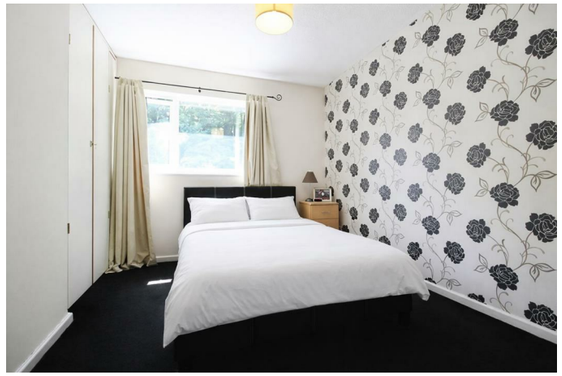
Lauriston Park, Caerau, CF5 5QA

All measurements are approximate and for display purposes only

Total Area: 54.0 m² ... 581 ft²







Lauriston Park

Caerau, Cardiff, CF5 5QA

Offers In Excess Of

£180,000

2 Bedroom(s) 1 Bathroom(s) 581.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Nestled in the charming area of Lauriston Park, Cardiff, this delightful terraced house offers a perfect blend of comfort and convenience. With a well-proportioned living space of 581 square feet, this property is ideal for first-time buyers or those seeking a cosy retreat.

The house features a welcoming reception room, perfect for relaxing or entertaining guests. There are two comfortable bedrooms, providing ample space for rest and relaxation. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this property is its south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property benefits from allocated parking, ensuring that you have a secure and convenient place for your vehicle.

Built between 1980 and 1989, this home combines modern living with a touch of character. The property has a potential return of 6.5%, making it an attractive option for investors looking to expand their portfolio.

In summary, this terraced house in Lauriston Park presents a wonderful opportunity to own a charming home in a desirable location. With its appealing features and potential for growth, it is certainly worth considering for those looking to make a move in Cardiff.

Entrance Hallway

Kitchen 7'9" x 7'8" (2.38m x 2.36m)

Living Room 11'8" x 16'7" (3.56m x 5.08m)

Sliding doors onto a South facing garden

To the first floor

Landing

Doors to both bedrooms and bathroom - loft access

Bedroom One 8'6" x 11'1" (2.61m x 3.38m)

Built in wardrobes

Bedroom Two 6'8" x 10'5" (2.04m x 3.20m)

door to storage cupboard.

Bathroom 4'7" x 7'8" (1.42m x 2.36)

Recently renovated to benefit a contempory large shower cubicle.

Garden

Large South facing tiered garden in three parts, patio area, planters and lawn.

Parking

Alloctaed off road parking to the front.

Tenure

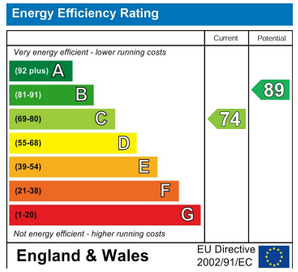
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor

Council Tax

Band - C

Additional Information

Potential rent of £950-£1,000pcm / potential 6.5% yield


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
89
England & Wales
EU Directive 2002/91/EC