



Skaithmuir Road, Tremorfa Cardiff CF24 2QD

welcome to

Skaithmuir Road, Tremorfa Cardiff

NO CHAIN INVESTMENT OPPORTUNITY! This TOP FLOOR flat is situated in TREMORFA within walking distance of local amenities and within easy access to Cardiff City Centre. Fantastic opportunity for First Time Buyers or Buy To Let Investors. In need of modernisation throughout

Communal Entrance

Via door into:

Communal Hall

Stairs rising to the top floor flat.

Entrance

Via door into:

Hall

Loft hatch, radiator, vinyl tiled flooring, intercom system, electric consumer unit, built in cupboard and access to:

Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

Double glazed window to front aspect, radiator and vinyl flooring.

Kitchen

8' 8" x 6' 9" (2.64m x 2.06m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, vinyl flooring, radiator, wall mounted combi boiler and walk in pantry.

Pantry

Gas meter.

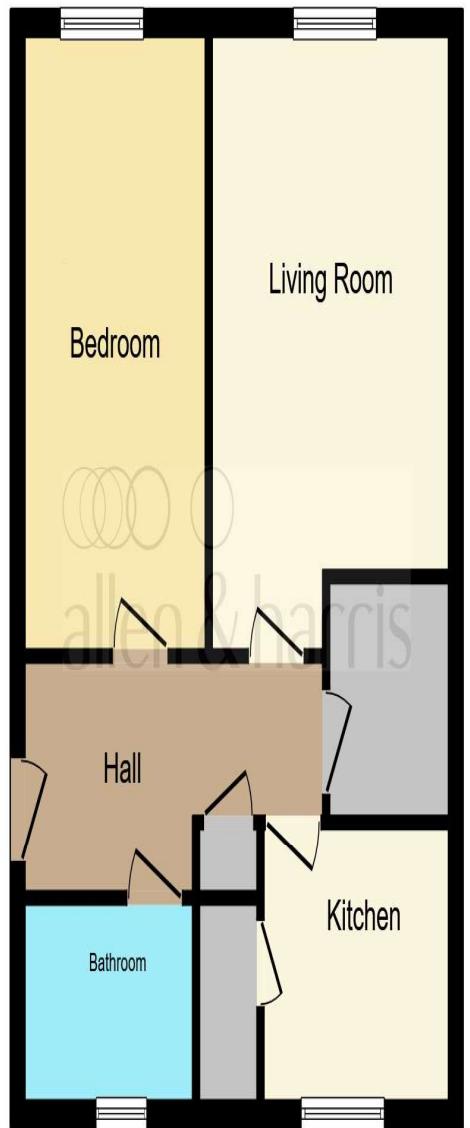
Double Bedroom

15' x 8' 6" (4.57m x 2.59m)

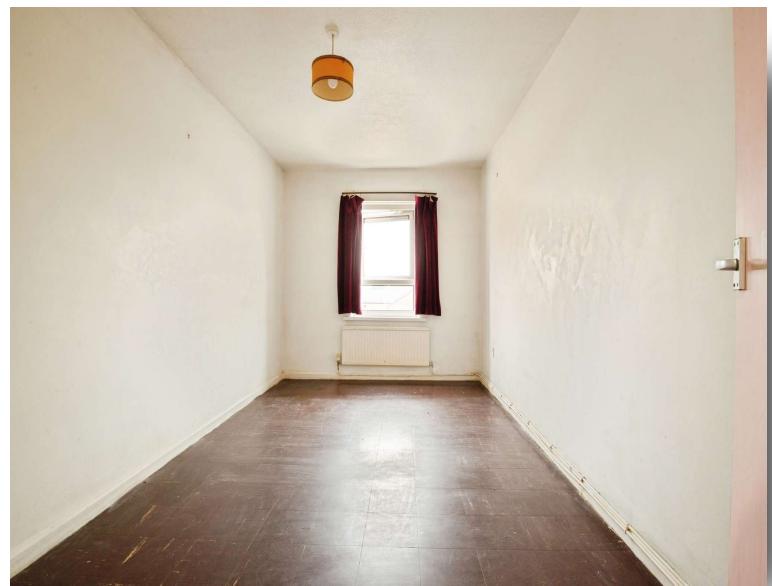
Double glazed window to front aspect, radiator and vinyl tiled flooring.

Bathroom

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



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.



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**Skaithmuir Road,
Tremorfa Cardiff**

- In need of modernisation
- Top Floor Flat
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£90,000



view this property online allenandharris.co.uk/Property/ROA114213



Property Ref:
ROA114213 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk