

**FOR SALE**

Guide Price: £230,000 to £250,000 Freehold



# Singleton Road, Splott, Cardiff. CF24 2ES

- NO CHAIN SALE - 2-BED 1ST FLOOR FLAT & 1-BED GROUND FLOOR FLAT
- TENURE: FREEHOLD
- CLOSE TO SCHOOLS, SHOPS & AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO CARDIFF CITY CENTRE
- uPVC D/G WINDOWS
- GAS C/H & COMBI-BOILER - (SEPARATE SUPPLIES)
- SEPARATE ELECTRICITY SUPPLIES
- SEPARATE WATER SUPPLIES
- ENCLOSED REAR GARDEN (GROUND FLOOR FLAT ONLY)



## PROPERTY DESCRIPTION

\* Guide Price: £230,000 to £250,000 \* INVESTMENT OPPORTUNITY - HOUSE CONVERSION - 1-BED GROUND FLOOR FLAT - 2-BED FIRST FLOOR FLAT - TENURE: FREEHOLD.

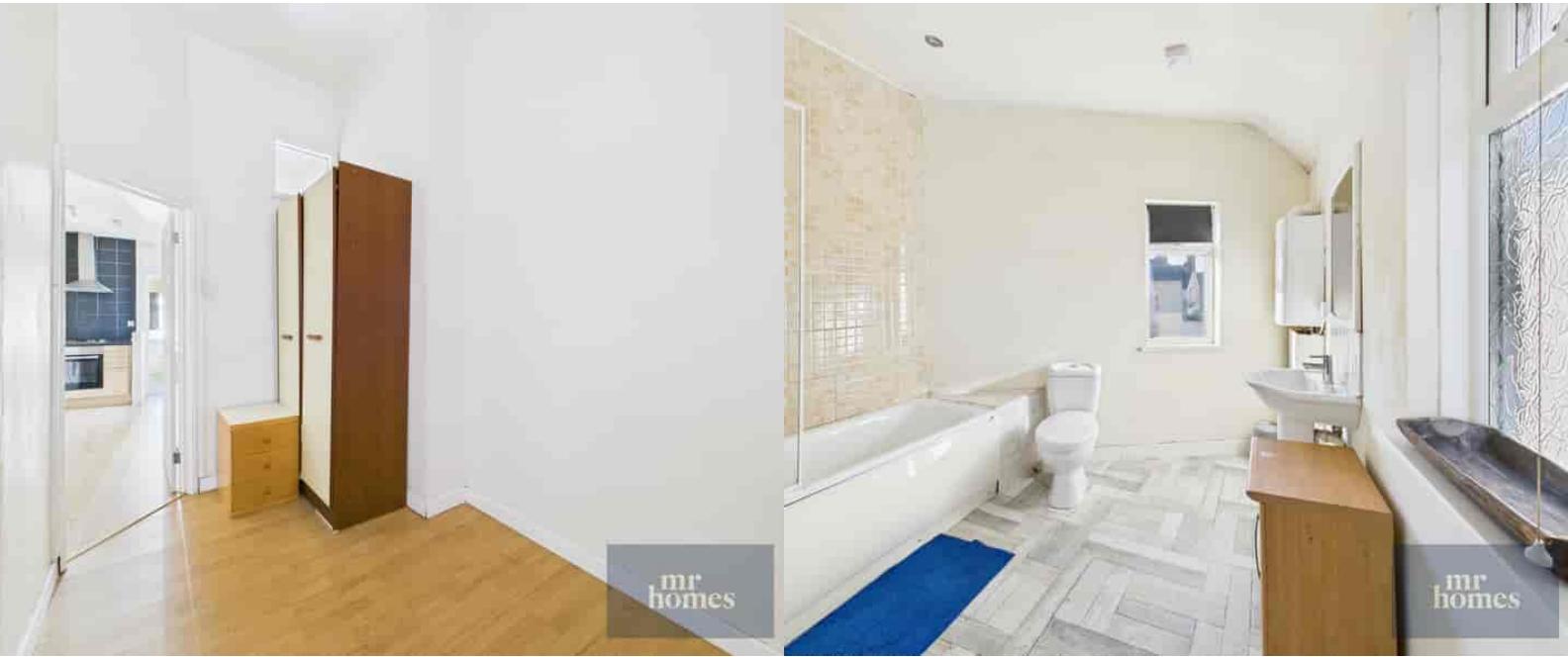
MR HOMES Offer FOR SALE with NO ONGOING CHAIN a House Converted into a 1-Bed Ground Floor Flat and a 2-Bed 1st Floor Flat. Early Viewing is Recommended.

1-BED GROUND FLOOR FLAT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = D.  
- COUNCIL TAX BAND = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage

2-BED FIRST FLOOR FLAT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = C. -  
COUNCIL TAX BAND = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage

Please Call 02920 204 555 to Book Your Viewing - FREE MORTGAGE ADVICE AVAILABLE!!!

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### GROUND FLOOR FLAT - 1-BED

**Communal Entrance Hallway** - 5' 11" max x 6' 4" max (1.80m x 1.93m)  
5' 11" max x 6' 4" max (1.80m x 1.93m)

#### Entrance Hallway

2' 7" x 8' 2" (0.79m x 2.49m)

#### Living/Sitting Room

10' 6" x 13' 1" (3.20m x 3.99m)

#### Kitchen

6' 0" x 11' 8" (1.83m x 3.56m)

#### Mid-Hallway

2' 9" x 9' 10" (0.84m x 3.00m)

#### Bathroom

6' 2" x 7' 9" (1.88m x 2.36m)

#### Bedroom

#### Rear Garden - Large & Enclosed

Lockable Rear Gate accesses Rear Lane.

### 1st FLOOR FLAT - 2-BED

**Communal Entrance Hallway**  
5' 11" x 6' 4" (1.80m x 1.93m)

#### Entrance & Staircase to 1st Floor Flat

5' 8" x 5' 8" (1.73m x 1.73m)

#### Kitchen/Living/ Sitting Room

8' 6" x 17' 3" (2.59m x 5.26m)

#### Bedroom 1

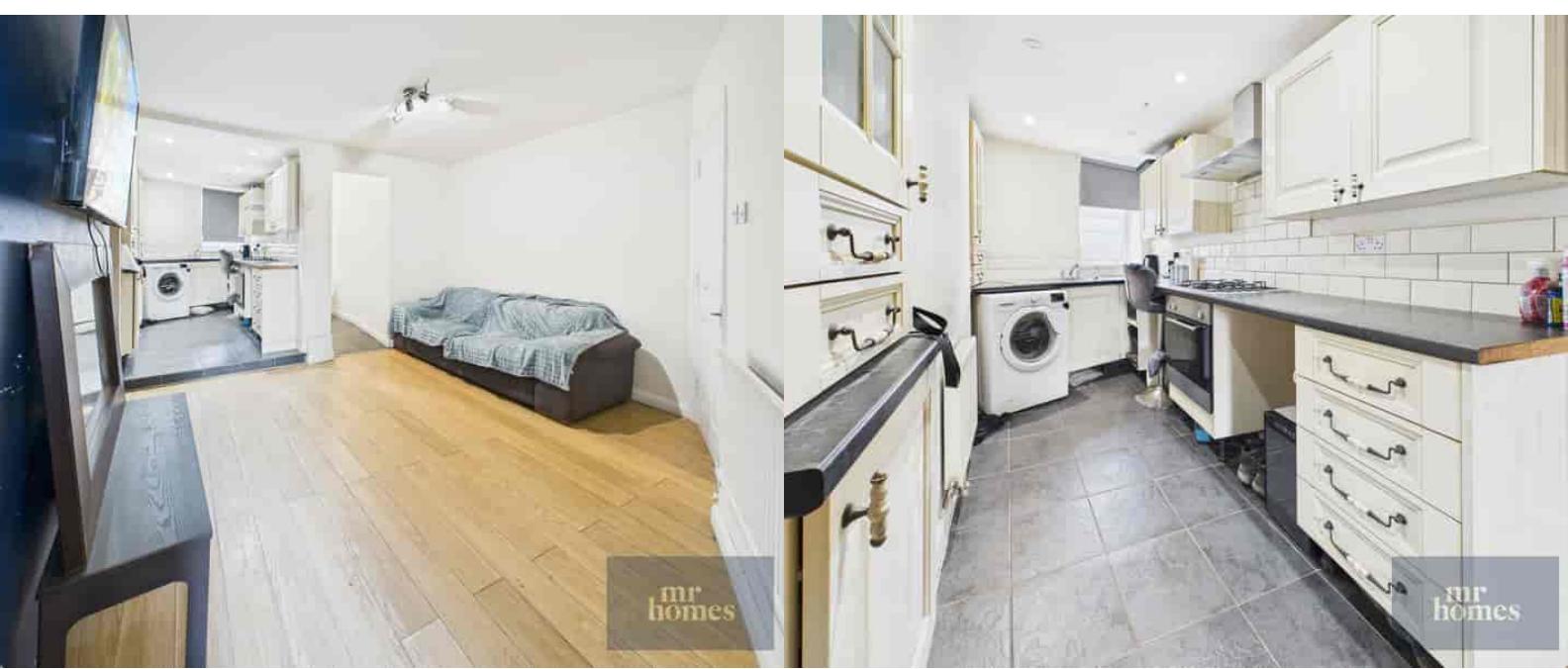
10' 8" x 13' 4" (3.25m x 4.06m)

#### Bedroom 2

7' 2" x 10' 1" (2.18m x 3.07m)

#### Bathroom

6' 2" x 8' 7" (1.88m x 2.62m)



## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** On Street.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** Level access.

**EPC Rating:** C (71)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



