

**FOR SALE**

Guide Price £120,000 to £130,000 Share of Freehold



## 10 Perrots Close, Cardiff, South Glamorgan. CF5 3HZ

- NO CHAIN - 2-BED GROUND FLOOR FLAT
- LANDLORDS/INVESTORS & OWNER OCCUPIERS
- 7.7% APPROX. ANNUAL RENTAL YIELD
- CLOSE TO WAUN-GRON PARK TRAIN STATION
- IMMACULATE THROUGHOUT
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES
- FITTED KITCHEN
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER
- PRIVATE DRIVEWAY & ENCLOSED REAR GARDEN
- SHARE OF FREEHOLD (£0.00 NO SERVICE/MAINTENANCE OR GROUND RENT CHARGES)



**Mr Homes Estate Agents**  
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## PROPERTY DESCRIPTION

\* Guide Price: £120,000 to £130,000 \* NO CHAIN - 2-BED IMMACULATE GROUND FLOOR FLAT - IDEAL FOR OWNER OCCUPIERS & LANDLORDS/INVESTORS - 7.7%+ APPROX. ANNUAL RENTAL YIELD - 2-BED GROUND FLOOR FLAT (68 DOYLE AVENUE) ALSO AVAILABLE FOR SALE with NO CHAIN - SHARE OF FREEHOLD £0.00 NO SERVICE/MAINTENANCE or GROUND RENT CHARGES . MR HOMES are pleased to Offer FOR SALE this 2-Bedroom Ground Floor Flat. The Flat is in Immaculate Condition and benefits from uPVC Double Glazing Windows, Gas Central Heating Powered by an Ideal Classic 24kW Combi-Boiler. There is also a Private Rear Garden and a Private Driveway. 360 VR Tour Link > <https://tour.giraffe360.com/perrotsclose10ap> EPC Rating = C. - Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST - WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

### **Entrance Hallway - 3' 3" x 10' 11" (0.99m x 3.33m)**

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Enter via uPVC Half Glazed & Obscured D/g Door, Tiled Floor, Inset Welcome Matt to Fitted Carpet, Wall Mounted Thermostat Controller, Wall Mounted RCD Consumer Unit, Doors to All Rooms.

### **Living / Dining Room - 9' 6" max x 18' 4" (2.90m max x 5.59m)**

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Fitted carpet, 2x uPVC D/g Windows to Rear, 2x Radiators, Plastered Walls & Ceiling.

### **Kitchen/Breakfast Room - 5' 9" x 7' 9" (1.75m x 2.36m)**

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Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Breakfast Bar, Stainless Steel Sink & Drainer with Mixer Tap Over, uPVC D/g Window to Side, 4x Ring Electric Hob with Extractor Hood Over, Electric Fan Assisted Oven, Integrated Fridge-Freezer, Plumbed for Washing Machine, Radiator, Wall Mounted Extractor Fan, Wall Mounted Ideal Classic 24kW Combi-Boiler.

### **Bedroom 1 - 7' 9" x 11' 0" (2.36m x 3.35m)**

7' 9" x 11' 0" (2.36m x 3.35m)

Fitted carpet, uPVC D/g Window to Front, Radiator, Plastered walls & Ceiling.

### **Bedroom 2 - 6' 7" max x 9' 11" max (2.01m x 3.02m)**

6' 7" max x 9' 11" max (2.01m x 3.02m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, Plastered Walls & Ceiling.

### **Bathroom Suite - 5' 8" x 7' 6" (1.73m x 2.29m)**

5' 8" x 7' 6" (1.73m x 2.29m)

Tiled Flooring, P-Shaped Panel Bath with Chrome Mixer Tap and Mixer Shower Over, Curved Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap and Tiled Splashback, Close-Coupled W.c, Walls Tiled around Bath/Shower & W.c, Remaining Walls & Ceiling are Plastered, Radiator, Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Side.

### **Private Driveway to Side**

### **Rear Garden - Private & Enclosed**

Accessed via a Lockable Gate, Laid to Lawn with Patio Stepping Stones to Raised Decking to Rear of Garden, Large Wood Panel Storage Shed all Enclosed by Breeze Block Walls & Panel Fencing.





## MATERIAL INFORMATION

**Parking Types:** Allocated. Driveway. Off Street. Private.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**EPC Rating:** C (77)

**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

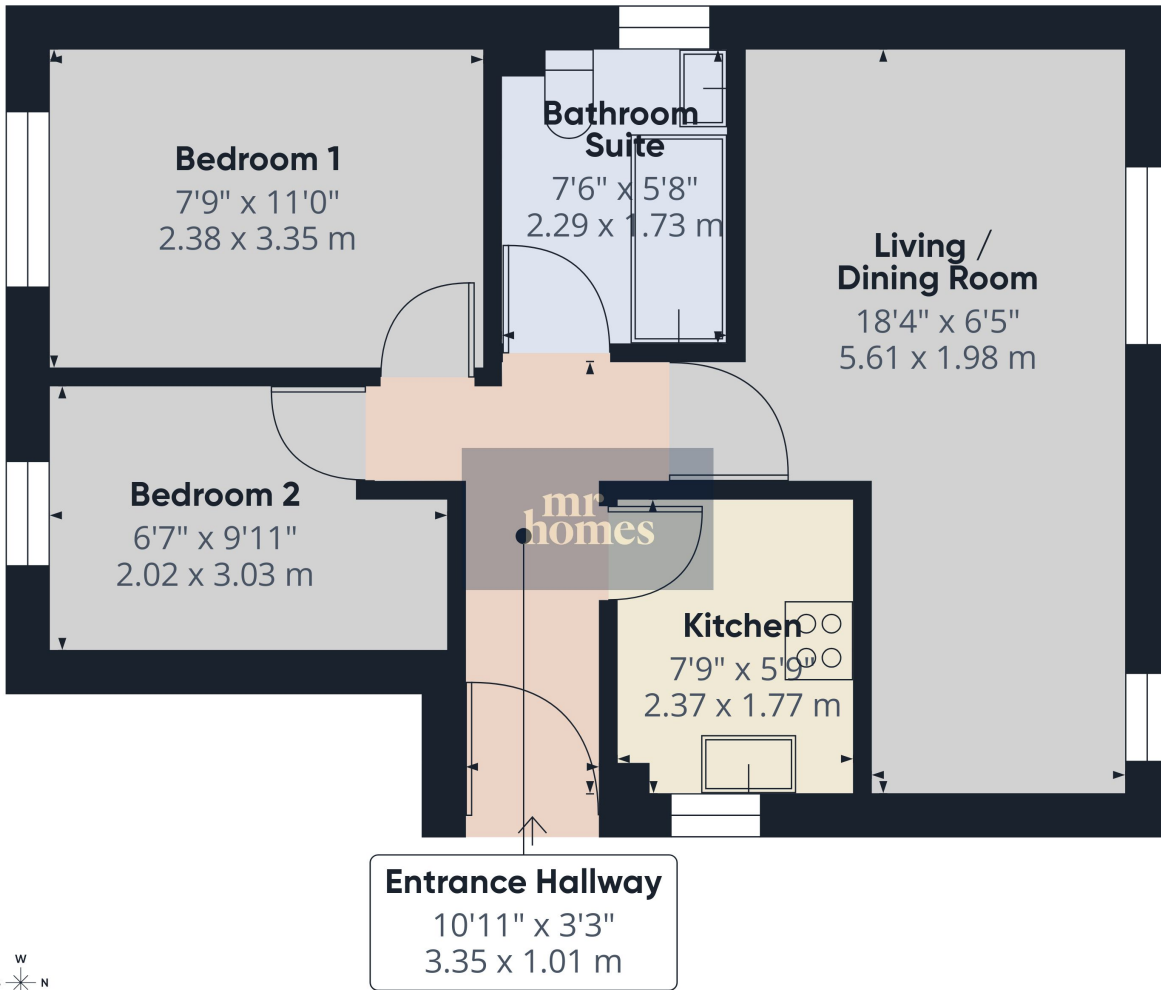
**The existence of any public or private right of way?** No





# FLOORPLAN & EPC

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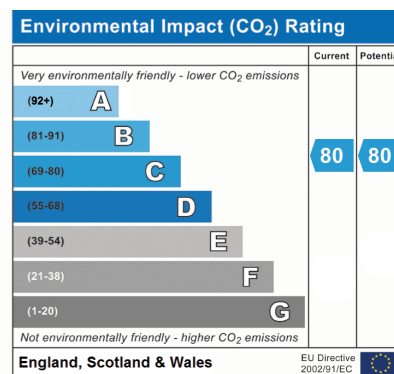
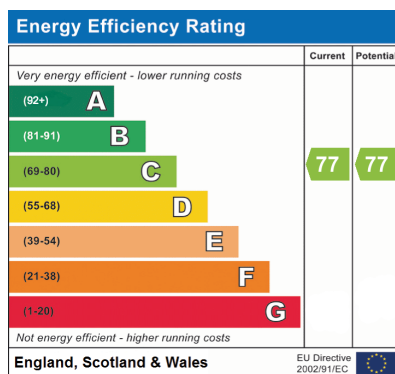
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Approximate total area<sup>(1)</sup>  
441 ft<sup>2</sup>  
41.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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