

FOR SALE

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



**mr
homes**

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)

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homes**

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)

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

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

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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.

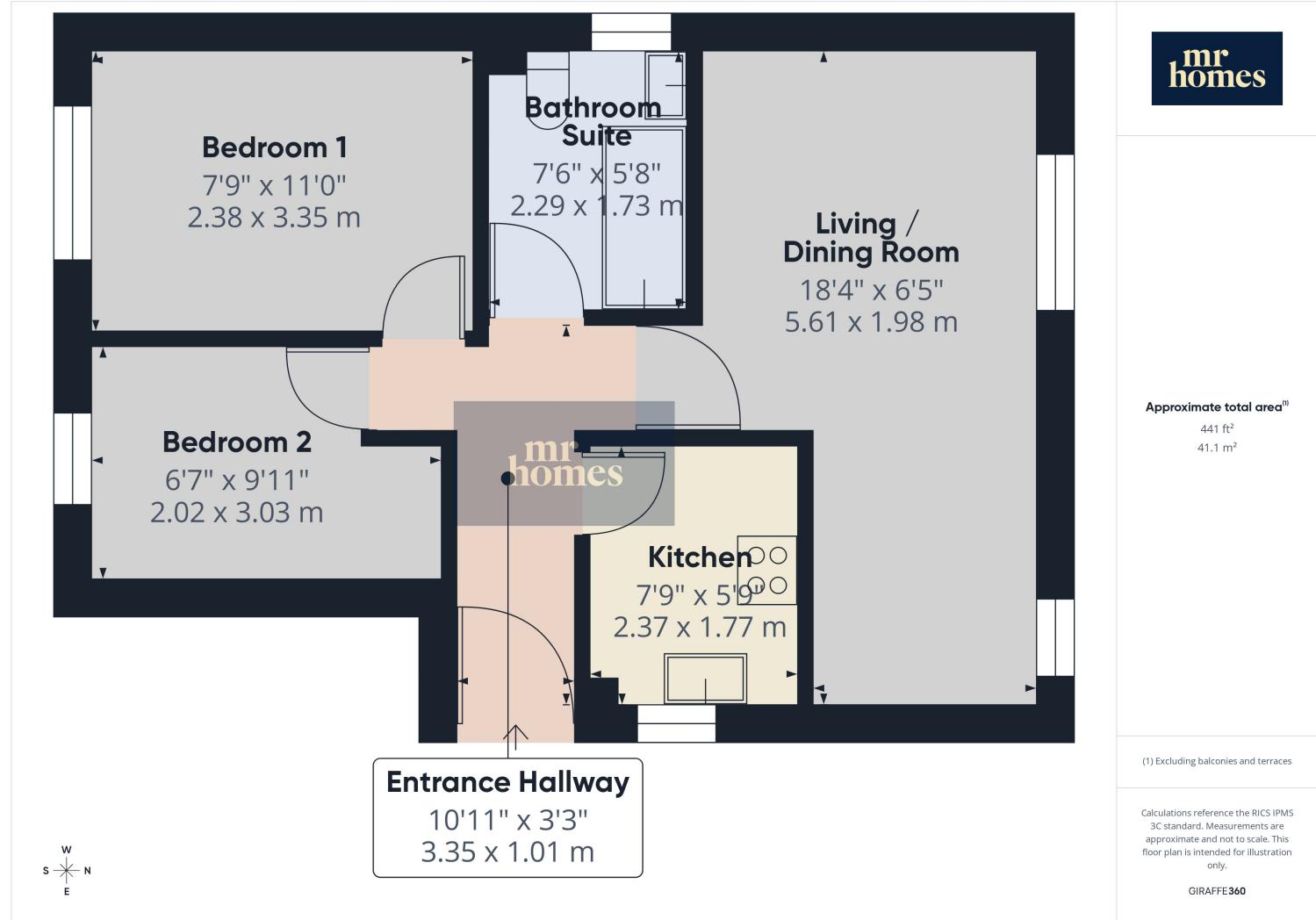


MATERIAL INFORMATION

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





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92+)	A		(92+)	A	
(81-91)	B		(81-91)	B	
(69-80)	C	77	(69-80)	C	80
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
<i>Not energy efficient - higher running costs</i>					
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	