



mr
homes

Pyle Road, Caerau, Cardiff. CF5 5JA

- *** ASKING PRICE £75,000 *** NO CHAIN ***
- 1-BED THIRD FLOOR FLAT
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- BATHROOM SUITE
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- SECURITY DOOR ENTRANCE
- LEASEHOLD - 84 YEARS REMAINING



PROPERTY DESCRIPTION

*** NO CHAIN *** Asking Price: £75,000 *** MOVE STRAIGHT INTO THIS 1-BED 3rd FLOOR FLAT - ALLOCATED PARKING SPACE - LEASEHOLD 84 YEARS APPROX. MR HOMES are pleased to Offer FOR SALE this 1x Double Bedroom 3rd Floor Flat, comprising in brief; Communal Entrance via Security Door, Steps up to 3rd Floor Landing, Entrance Hallway, Living Room, Kitchen/Breakfast Room, Double Bedroom, Bathroom & a Fixed Staircase to the Attic Space. The Enclosed Rear Communal Garden is Always Well Maintained by the Management Company Woodville Management. Allocated Parking Space. The Flat has uPVC Double Glazing Windows & Electric Radiators. (No Gas to 19 St. Nicholas Court). NB: The Lease has 84 Years Approx. Remaining. £55 Per Month Approx. Service/Maintenance/Buildings Insurance Charges & £10 Per Year Ground Rent. *As Advised by Vendor.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



Communal Entrance with Security Door Entry System

Entrance Hallway

15' 8" x 5' 9" (4.78m x 1.75m)

Living Room

16' 8" x 9' 8" (5.08m x 2.95m)

Kitchen/Breakfast Room

13' 7" x 7' 9" max (4.14m x 2.36m max)

Bedroom (Double)

11' 1" x 8' 8" (3.38m x 2.64m)

Bathroom

8' 9" x 4' 11" (2.67m x 1.50m)

Attic Space

NB: Reduced Headroom to Sides Due to Sloping Roof.

Communal Garden - Enclosed

Allocated Parking Space



Council Tax: Band A

N/A

Parking Types: Allocated.

Heating Sources: Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: D (63)

Annual Service Charge: £55.00

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



