

FOR SALE

Offers in Region of £285,000 Freehold



Coed Arhyd, Cardiff. CF5 4TZ

- ATTENTION LANDLORDS
- DETACHED BUNGALOW
- DRIVEWAY/PARKING
- MODERN KITCHEN
- LARGE LIVING ROOM
- TENANT IN SITU PAYING £950 pcm
- 3 BEDROOMS
- POPULAR DROPE LOCATION
- CONSERVATORY
- CLOSE TO PUBLIC TRANSPORT & SHOPS/AMENITIES



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PROPERTY DESCRIPTION

This fantastic opportunity presents a detached 3-bedroom bungalow with a tenant in situ currently paying £950 per calendar month, making it an ideal investment in a popular location. Situated in a sought-after area known for its convenient access to public transport and local shops, this property combines comfort, practicality, and strong rental potential.

Upon entering, you are welcomed into a spacious and bright large living room that offers ample space for relaxation and entertaining guests. The room's generous proportions and warm atmosphere make it the heart of the home, perfect for family life or unwinding after a busy day.

The bungalow features a modern kitchen fitted with contemporary units and ample work surfaces, making meal preparation a pleasure. Designed for efficiency and style, the kitchen provides plenty of storage and space for appliances, ensuring it caters to all your culinary needs.

There are three well-proportioned bedrooms, each offering flexibility to suit your lifestyle requirements. Whether you need bedrooms for family members, guests, or a home office, these rooms provide comfortable and versatile living spaces. The bathroom is fitted with modern fixtures, delivering a clean and functional environment.

An added bonus to this delightful bungalow is the inviting conservatory, ideal for enjoying natural light year-round. This bright space is perfect for relaxing with a book, housing plants, or even as an additional dining area whilst overlooking the garden.

Externally, the property benefits from a driveway providing ample parking for multiple vehicles, a valuable asset in this residential area.

Located within close proximity to essential amenities, including supermarkets, shops, and a variety of local services, everything you need is within easy reach. Excellent public transport links ensure that commuting and exploring the surrounding areas is both quick and convenient.

Any investor looking for a reliable rental income from an adaptable bungalow in a prized location, this property ticks all the boxes. Don't miss your chance to secure this wonderful home with a tenant already in place, providing immediate returns.

Opportunities like this don't come around often – take the first step towards securing your investment now!



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ROOM DESCRIPTIONS

Outside Front

Driveway/parking. Block paving to front of property, mixture of concrete and paving slabs/crazy paving to side of property. Timber gate provides access to Rear Garden

Entrance Porch

Accessed via double uPVC doors with obscured DG panels; access to Entrance Hall via timber front door with obscured glazed panels

Entrance Hall

3' 0" MIN x 17' 3" MAX (0.91m x 5.26m)
Laminate flooring; radiator; storage cupboard; access to all rooms (except Conservatory); access hatch to loft

Living Room

10' 11" x 18' 0" PLUS BAY (3.33m x 5.49m)
Carpeted; radiator; 2 x uPVC DG windows, one to side and one to bay to front

Kitchen

10' 10" x 8' 4" (3.30m x 2.54m) Tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Lamona 4-ring electric hob; integrated Lamona electric fan-assisted oven; stainless steel sink with half bowl, draining board and mixer tap; space and plumbing for washing machine; space for free-standing fridge/freezer; Worcester gas central heating boiler; uPVC door with obscured DG panels provides side access to Rear Garden

Bathroom

6' 3" x 5' 8" (1.91m x 1.73m) Tiled flooring; partly tiled walls; radiator; sink with mixer tap; WC; shower enclosure with electric Triton shower; uPVC obscured DG window to side

Bedroom 1

10' 5" x 9' 8" PLUS WARDROBES (3.17m x 2.95m)
Carpeted; radiator; built-in wardrobes with mirrored doors; uPVC DG window to rear

Bedroom 2

8' 10" x 12' 6" (2.69m x 3.81m) Carpeted; radiator; in-built bedroom furniture; uPVC DG window to front

Bedroom 3

7' 4" x 9' 8" (2.24m x 2.95m) Carpeted; radiator; storage cupboard; access to Conservatory via uPVC door with DG panel and uPVC DG window to side

Conservatory

18' 9" x 7' 11" (5.71m x 2.41m) uPVC construction; tiled flooring; radiator; uPVC sliding door provides access to Rear Garden

Rear Garden

Mixture of paving slabs and areas laid to stone chippings; mixture of mature bushes and hedges; various handrails; access to driveway and front of the property via timber side gate



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

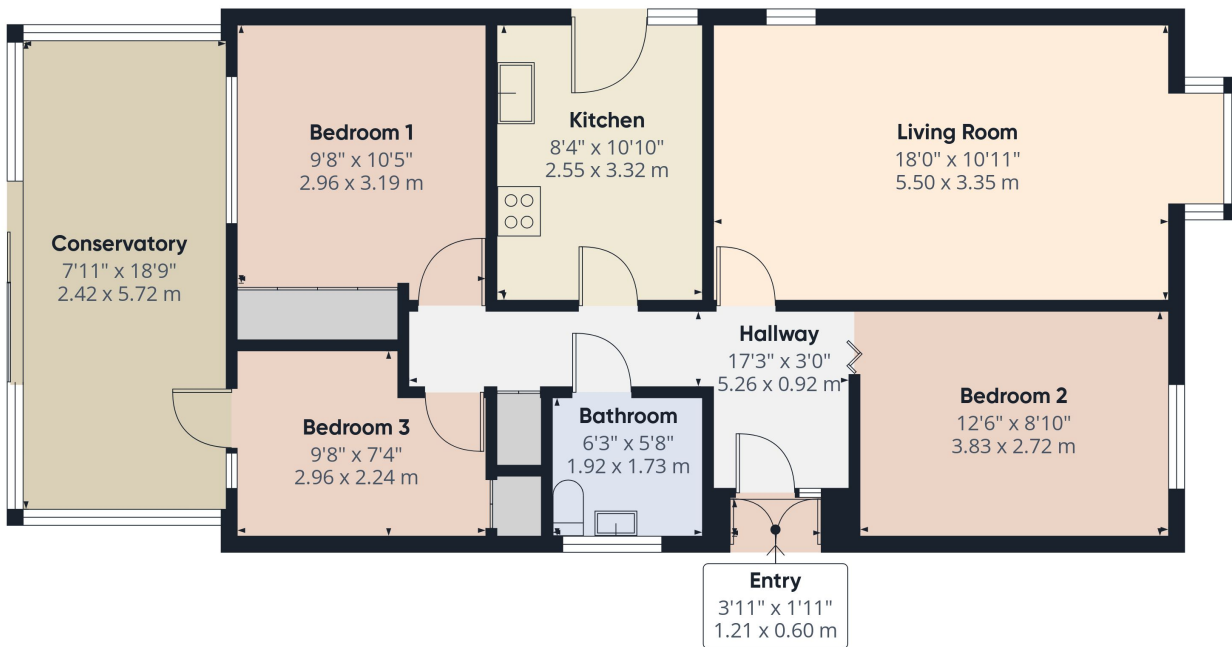
Standard



FLOORPLAN & EPC

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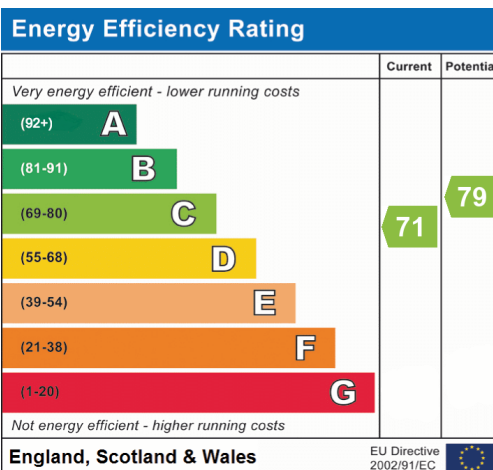


Approximate total area^m
894 ft²
83 m²

(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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