

FOR SALE

Offers Over £175,000 £175,000 Freehold



21 Aintree Drive, Cardiff. CF5 5BD

- NO CHAIN
- 2-DOUBLE BEDROOMS
- PARKING
- LARGE LIVING ROOM
- REAR LANE
- DISABLED ACCESS WET ROOM
- PARK VIEWS TO REAR (TRELAI PARK)
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** OFFERS OVER £175,000 *** NO CHAIN - 2 DOUBLE BEDROOM MID-TERRACE - POPULAR CUL-DE-SAC LOCATION - POTENTIAL REAR LANE ACCESS TO GARDEN - PARKING - LARGE LIVING ROOM - KITCHEN/DINER - DISABLED ACCESS WETROOM - NORTH-EAST FACING REAR GARDEN - VIEWS OF TRELAJ PARK TO REAR - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR HOMES are delighted to represent our client in bringing to market FOR SALE with NO ONGOING CHAIN this excellent starter home for first-time buyers or investment opportunity for landlords or an ideal option for downsizers. Given its location, this will be an extremely popular property so do not delay in booking your viewing appointment. All this property needs is some modernisation and redecorating to your taste to make it truly home. Tenure: Freehold EPC Rating: C Council Tax Band: C Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD
WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Concrete path leads to front door; area to side laid to lawn; gas and electricity meters

Entry

Accessed via uPVC front door; laminate flooring; RCD Consumer Unit

Living Room

Laminate flooring; radiator; under stairs cupboard; uPVC DG window to front

Kitchen

Tiled flooring; radiator; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with mixer tap; free-standing cooker; cupboard housing Ideal Pro Combi Exclusive 24 gas central heating boiler; uPVC DG window to rear; uPVC door with obscured DG panel and cat flap provides access to Rear Garden

First Floor Landing

Carpeted; access to both Bedrooms and Disabled Access Wetroom; access hatch to loft

Bedroom 1

Laminate flooring; radiator; built-in wardrobes with sliding mirrored doors; uPVC DG window to front

Bedroom 2

Carpeted; radiator; storage cupboard; uPVC DG window to rear

Disabled Access Wet Room

Non-slip flooring; fully tiled walls; pedestal wash hand basin with mixer tap; WC; mains powered shower with fold-down seat and shower gate; extractor fan

Rear Garden

Enclosed on all side; mainly laid to paving slabs



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (72)

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

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 100 mm loft insulation

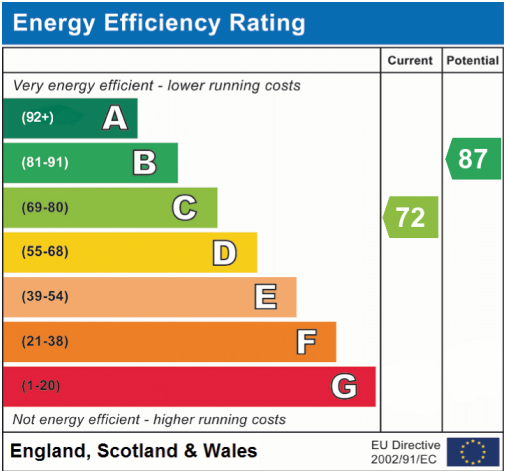
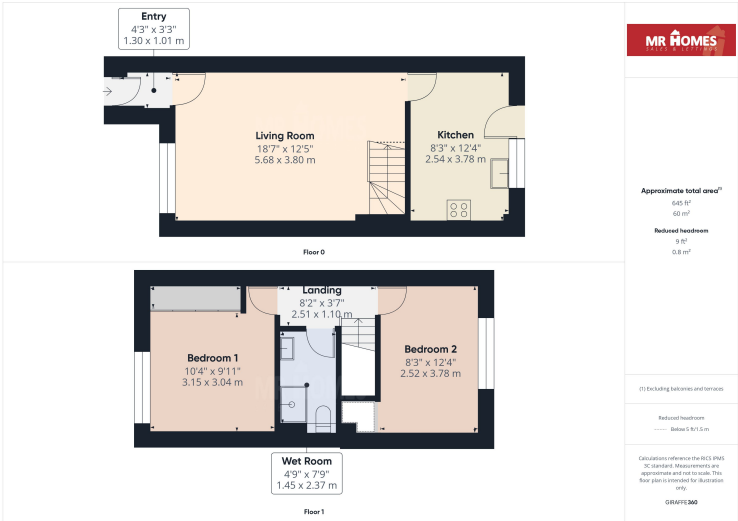
Walls: Cavity wall, as built, partial insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets



FLOORPLAN & EPC



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