

FOR SALE

Guide Price £115,000 to £125,000 Leasehold



Caerau Court Road, Caerau, Cardiff. CF5 5JD

- NO CHAIN!!!
- 2-BED 1st FLOOR APARTMENT
- 2x DOUBLE BEDROOMS
- OPEN-PLAN LIVING ROOM & DINING ROOM/STUDY
- MODERN FITTED KITCHEN
- BATHROOM & SEPARATE W.C
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- LEASEHOLD 81 Years Remaining



Mr Homes Estate Agents
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PROPERTY DESCRIPTION

*** Guide Price: £115,000 to £125,000 *** NO CHAIN!!! - 2-BED 1st FLOOR SPACIOUS APARTMENT - VERY WELL PRESENTED - OPEN-PLAN LIVING ROOM to DINING ROOM/STUDY - MODERN FITTED KITCHEN - 2x DOUBLE BEDROOMS - SEPARATE BATHROOM & W.C - COMMUNAL GARDENS - OFF-ROAD PARKING SPACES AVAILABLE TO FRONT - LEASEHOLD - 81 Years Remaining.

MR HOMES Offer FOR SALE this 2-Bedroom 1st Floor Apartment comprising in brief; Enter via Security Locked Communal Door, Staircase up to Landing, Door into the Entrance Hallway, Living Room Open-Plan to the Dining Room/Study, Kitchen, Bedrooms 1 & 2, Bathroom & a Separate W.c. Very Well Maintained Communal Gardens. Off-Road Parking Spaces to Front. uPVC Double Glazing Windows & Gas Central Heating powered by a Biasi Combi-Boiler. EPC Rating = C. Council Tax Band = A.

EARLY VIEWING RECOMMENDED - PLEASE CALL 02920 204 555 or Book Online - WWW.MR-HOMES.CO.UK - FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



ROOM DESCRIPTIONS

Communal Entrance via Security Gates with Fob Access

Entrance Hallway

3' 3" x 14' 0" (0.99m x 4.27m)

Living Room

11' 1" x 13' 5" (3.38m x 4.09m)

Dining Room

8' 2" x 11' 9" (2.49m x 3.58m)

Kitchen

5' 6" x 11' 7" (1.68m x 3.53m)

Utility Cupboard

4' 8" x 2' 1" (1.42m x 0.64m)

Bedroom 1

11' 1" x 11' 4" (3.38m x 3.45m)

Bedroom 2

10' 3" x 9' 10" (3.12m x 3.00m)

Bathroom

5' 6" x 5' 2" (1.68m x 1.57m)

W.c

8' 9" x 2' 8" (2.67m x 0.81m)

Meter Cupboard

1' 11" x 4' 2" (0.58m x 1.27m)



MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: C (72)

Annual Service Charge: £90.00

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

Building Safety

Wales & West

Mobile Signal

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 15 Mbps

Superfast - 109 Mbps

Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

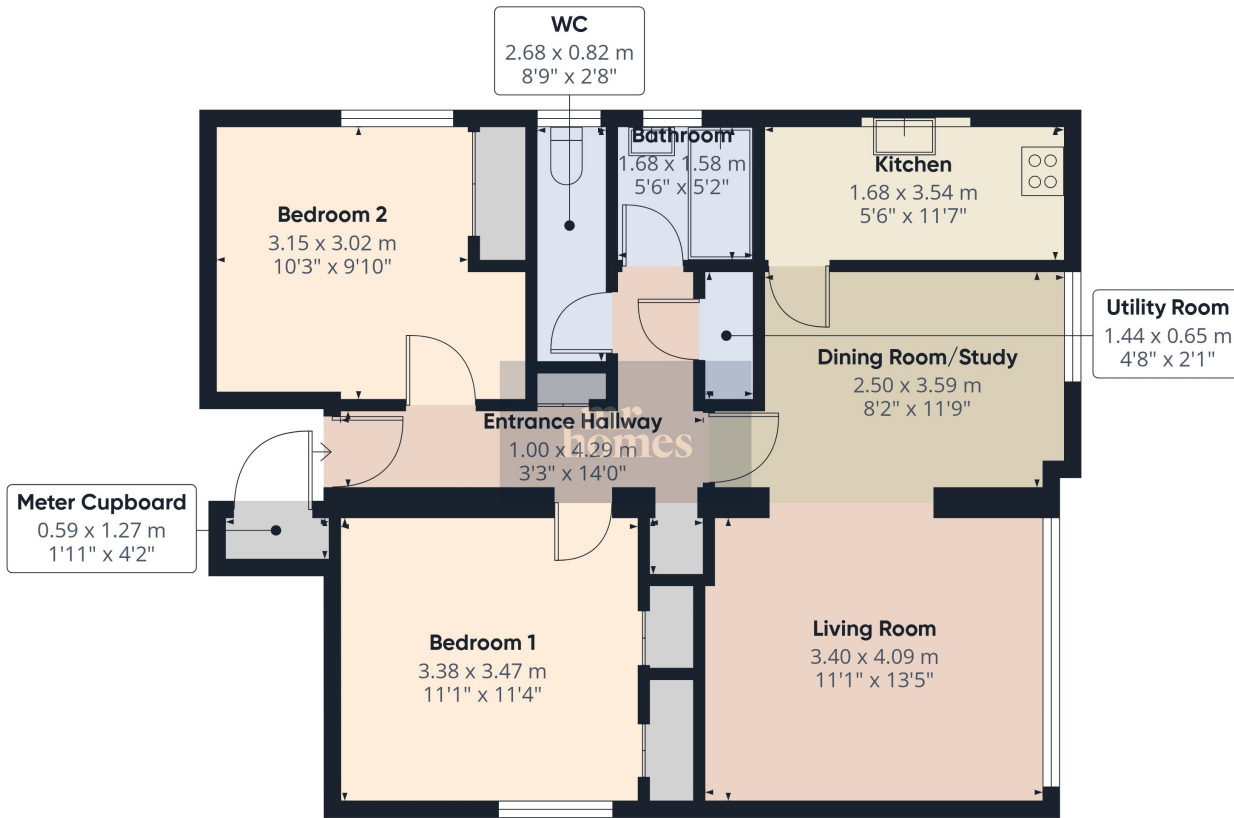
BT - Sky - Virgin



FLOORPLAN & EPC

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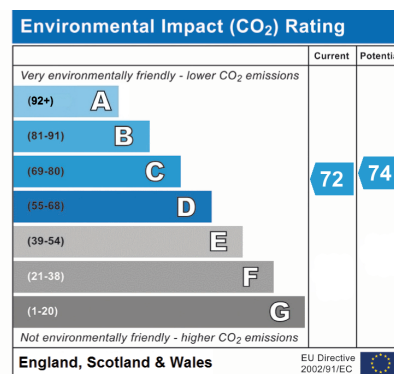
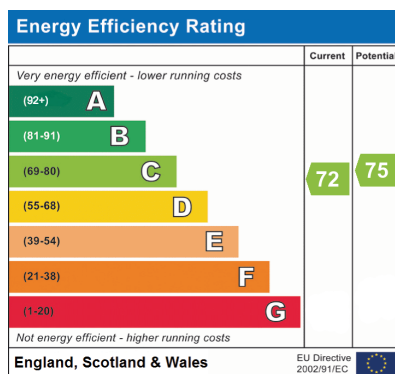


Approximate total area^m
67.4 m²
726 ft²

(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.

GIRAFFE360



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