

FOR SALE

Guide Price: £250,000 to £260,000 Freehold



26 Singleton Road, Splott, Cardiff. CF24 2ES

- NO CHAIN SALE - 2-BED 1ST FLOOR FLAT & 1-BED GROUND FLOOR FLAT
- TENURE: FREEHOLD
- CLOSE TO SCHOOLS, SHOPS & AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO CARDIFF CITY CENTRE
- UPVC D/G WINDOWS
- GAS C/H & COMBI-BOILER - (SEPARATE SUPPLIES)
- SEPARATE ELECTRICITY SUPPLIES
- SEPARATE WATER SUPPLIES
- ENCLOSED REAR GARDEN (GROUND FLOOR FLAT ONLY)



PROPERTY DESCRIPTION

* Guide Price: £250,000 to £260,000 * INVESTMENT OPPORTUNITY - HOUSE CONVERSION - 1-BED GROUND FLOOR FLAT - 2-BED FIRST FLOOR FLAT - TENURE: FREEHOLD.

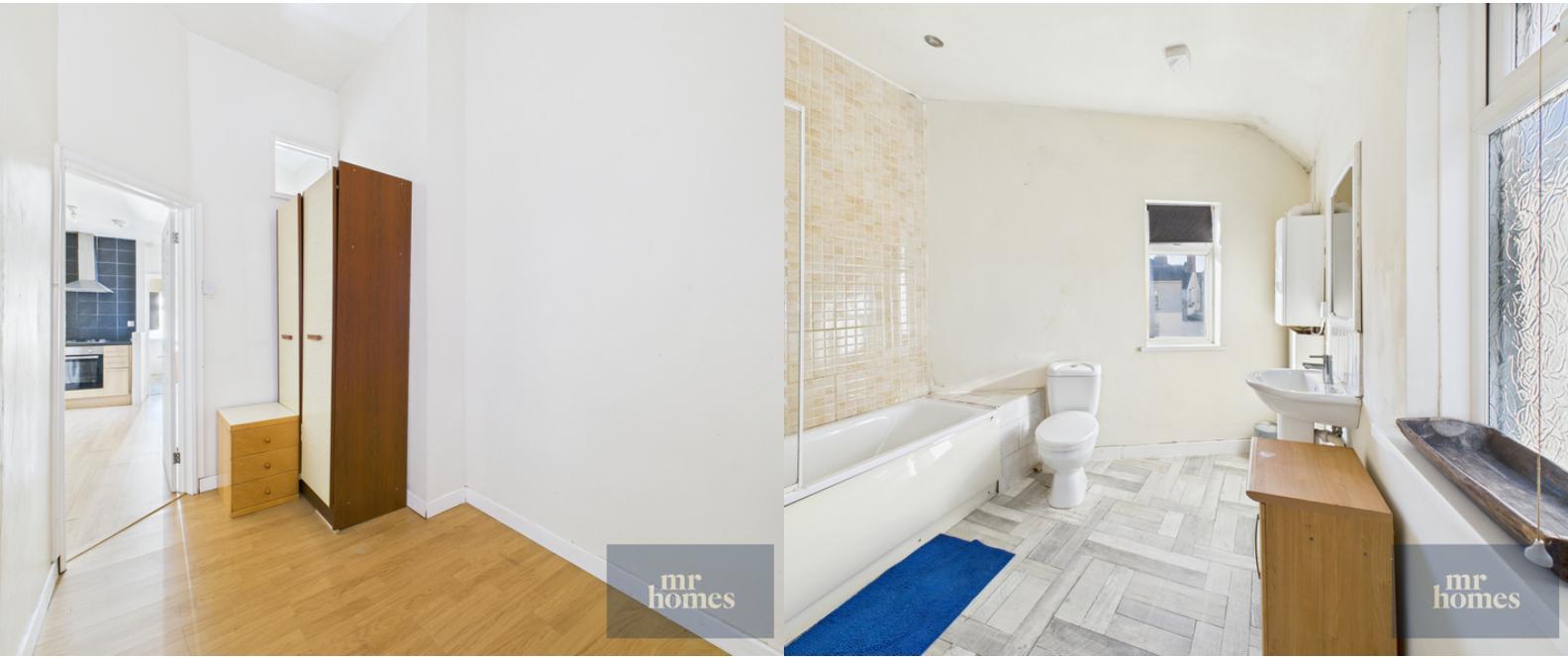
MR HOMES Offer FOR SALE with NO ONGOING CHAIN a House Converted into a 1-Bed Ground Floor Flat and a 2-Bed 1st Floor Flat. Early Viewing is Recommended.

1-BED GROUND FLOOR FLAT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = D. - COUNCIL TAX BAND = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage

2-BED FIRST FLOOR FLAT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = C. - COUNCIL TAX BAND = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage

Please Call 02920 204 555 to Book Your Viewing - FREE MORTGAGE ADVICE AVAILABLE!!!

WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

GROUND FLOOR FLAT - 1-BED

Communal Entrance Hallway - 5' 11" max x 6' 4" max (1.80m x 1.93m)
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Entrance Hallway

2' 7" x 8' 2" (0.79m x 2.49m)

Living/Sitting Room

10' 6" x 13' 1" (3.20m x 3.99m)

Kitchen

6' 0" x 11' 8" (1.83m x 3.56m)

Mid-Hallway

2' 9" x 9' 10" (0.84m x 3.00m)

Bathroom

6' 2" x 7' 9" (1.88m x 2.36m)

Bedroom

Rear Garden - Large & Enclosed

Lockable Rear Gate accesses Rear Lane.

1st FLOOR FLAT - 2-BED

Communal Entrance Hallway
5' 11" x 6' 4" (1.80m x 1.93m)

Entrance & Staircase to 1st Floor Flat

5' 8" x 5' 8" (1.73m x 1.73m)

Kitchen/Living/ Sitting Room

8' 6" x 17' 3" (2.59m x 5.26m)

Bedroom 1

10' 8" x 13' 4" (3.25m x 4.06m)

Bedroom 2

7' 2" x 10' 1" (2.18m x 3.07m)

Bathroom

6' 2" x 8' 7" (1.88m x 2.62m)



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: 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



