

FOR SALE

£150,000 to £160,000 £150,000 Freehold



## 22 Lauriston Close, Caerau, Cardiff. CF5 5PT

- \* Guide Price: £150,000 to £160,000 \* NO CHAIN \*
- LANDLORDS/INVESTORS
- CURRENT TENANT PAYS £825 PCM (6.2% to 6.4% ANNUAL RENTAL YIELD)
- RENT SMART WALES APPROVED PROPERTY
- 2-BED HOUSE
- CUL-DE-SAC LOCATION
- PRIVATE DEVELOPMENT
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* Guide Price £150,000 to £160,000 \*\*\* NO CHAIN \*\*\* ATTENTION LANDLORDS/INVESTORS - RENT SMART WALES APPROVED PROPERTY - CURRENT TENANT PAYS £825.00 PCM (MINIMUM 6.2% to 6.4% ANNUAL RENTAL YIELD) - 2-BEDROOM HOUSE - CUL-DE-SAC LOCATION - PRIVATE DEVELOPMENT - TENURE: FREEHOLD. MR HOMES Offer FOR SALE this 2-Bedroom Mid-Terrace House, comprising in brief; Entrance Hall, Kitchen, Living/Dining Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2 & the Family Bathroom Suite. Private Driveway to Front, Enclosed Rear Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Atlantic 24 kW Combi-Boiler. EPC Rating = C.Council Tax Band = C.Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links.To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

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Entrance Hallway

Kitchen

Living & Dining Room

1st Floor Landing

Bedroom 1

Bedroom 2

Family Bathroom

Outside Front - Low-Maintenance

Private Driveway to Front

Rear Garden - Enclosed



## 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 (70)

**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, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 40% of fixed outlets



