

FOR SALE

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



MR HOMES

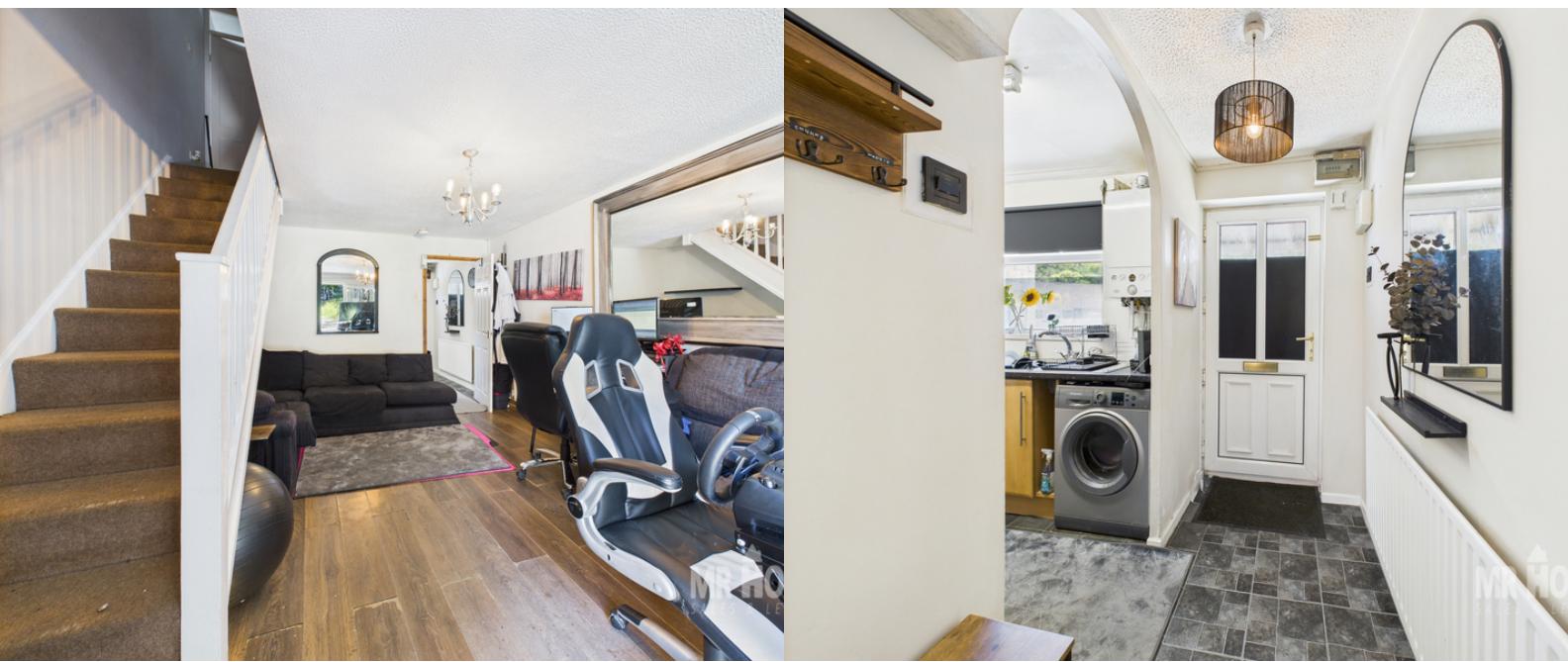
22 Lauriston Close, Caerau, Cardiff. CF5 5PT

- * 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) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

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

