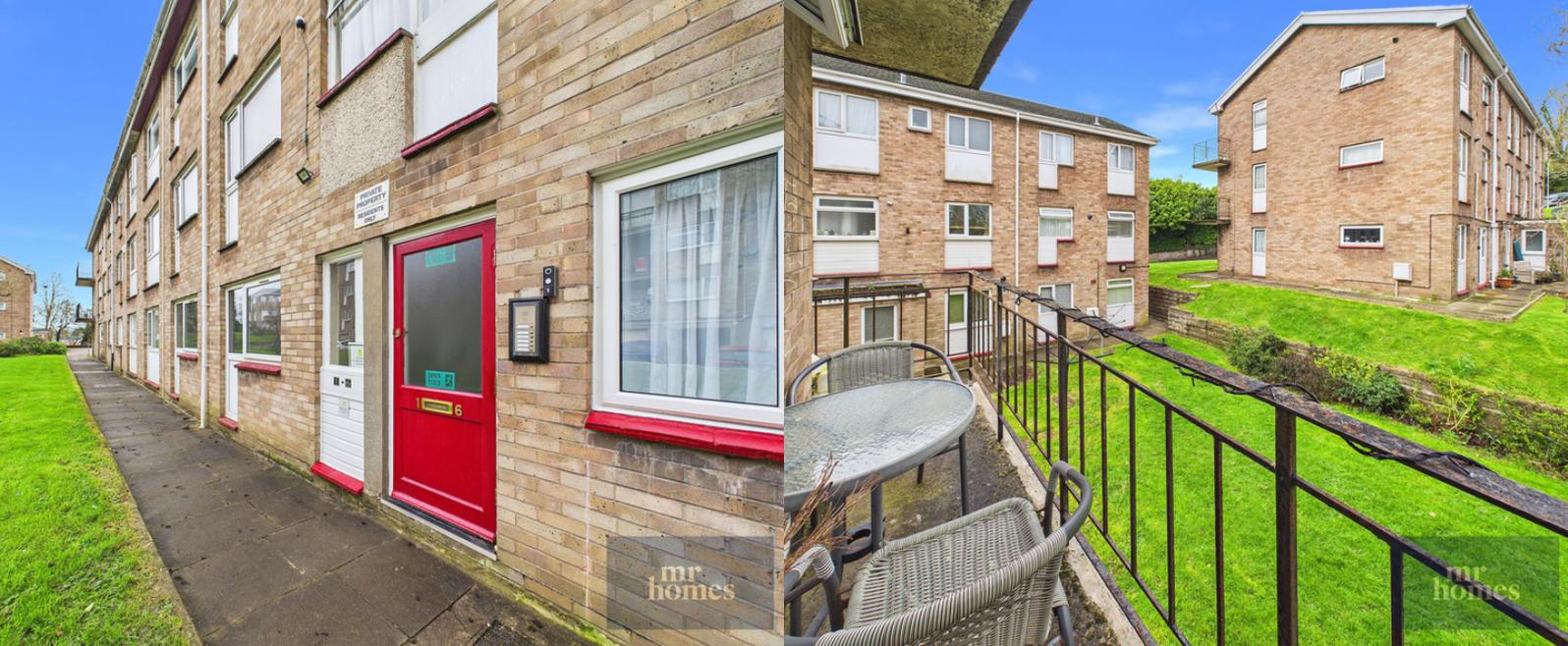




Quarry Crescent, Cardiff. CF5 3HF

- ATTENTION LANDLORDS & INVESTORS
- 2-BEDROOMS
- FIRST FLOOR FLAT
- TENANT IN-SITU
- RENTAL INCOME £850 PCM
- CLOSE TO FAIRWATER GREEN
- CLOSE TO ST FAGANS ROAD TRANSPORT LINKS
- LONG-TERM TENANT (SIX YEARS)
- CLOSE TO SHOPS & AMENITIES



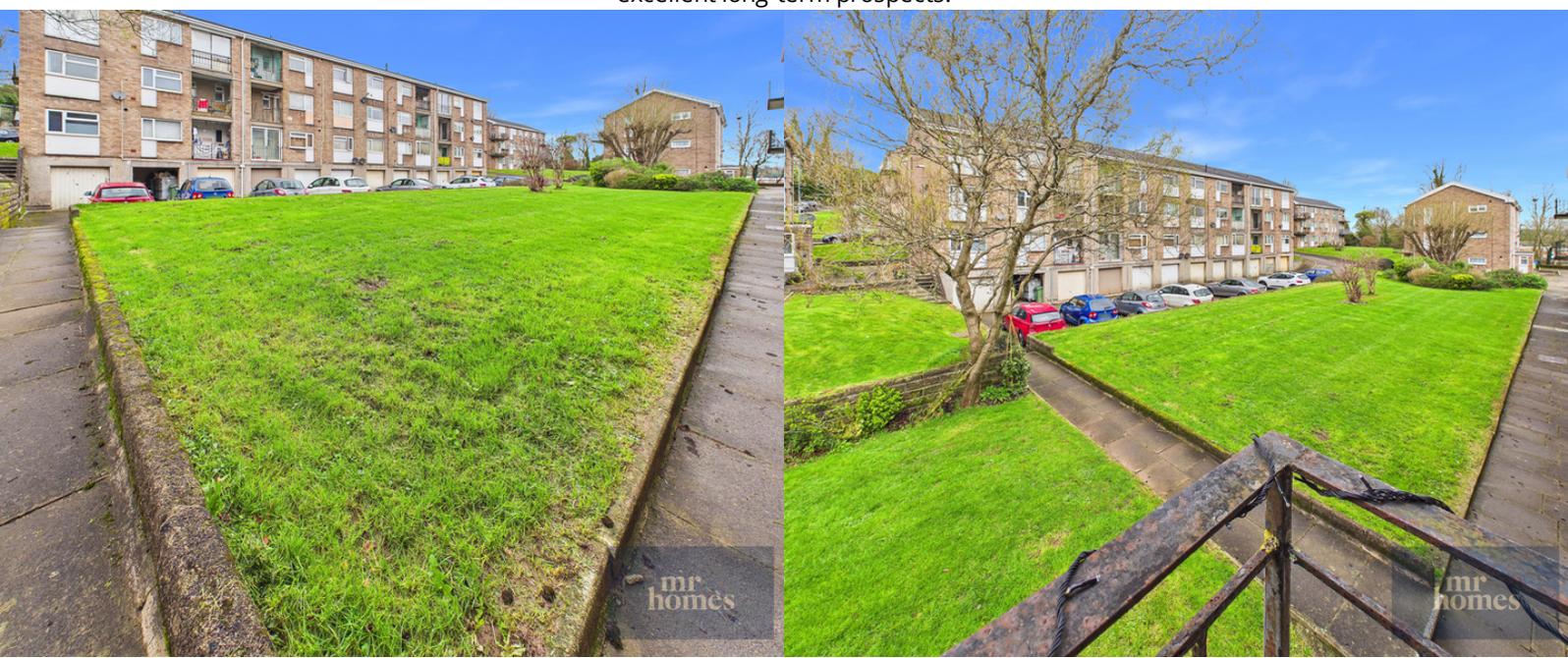
PROPERTY DESCRIPTION

Attention landlords and investors! This first-floor flat presents an excellent opportunity to expand your property portfolio with a reliable source of rental income. Boasting two spacious bedrooms and currently tenanted with a long-term occupant, this property offers immediate rental returns of £850 per calendar month. Perfectly suited for those seeking a stable investment, the flat has benefited from consistent tenancy for over six years, ensuring peace of mind and steady income from the outset.

Situated in a convenient and vibrant area, the property is ideally positioned close to an array of shops and local amenities, providing everything you need within easy reach. Just a short walk away is Fairwater Green, a popular shopping precinct offering supermarkets, cafes, and various retail outlets. Additionally, excellent transport links are available via St Fagans Road, connecting you to wider Cardiff and beyond, which is particularly beneficial for both tenants and potential future occupants. This location effortlessly combines convenience with accessibility, making it a sought-after spot for renters.

Upon entering the flat, you are greeted by a practical layout that maximises the available space. The two bedrooms offer ample room for comfortable living or working from home, adaptable to suit a range of lifestyles or tenant needs. Both rooms benefit from natural light and provide sufficient storage possibilities, enhancing the overall functionality of the space.

Overall, this first-floor two-bedroom flat is a prime investment opportunity for landlords seeking an assured rental income in a desirable location. Its established tenancy, lucrative monthly returns, and convenient surroundings make it a standout choice in today's property market. Don't miss the chance to secure this practical and profitable property with excellent long-term prospects.



ROOM DESCRIPTIONS

Entrance Hall

3' 5" x 12' 11" (1.04m x 3.94m)

Accessed via uPVC front door with decorative obscured DG panels to top; laminate flooring; radiator; cupboard housing meters; storage cupboard; access to all rooms

Bathroom

6' 10" x 8' 2" (2.08m x 2.49m) Tiled flooring; partly tiled walls; radiator; vanity using housing sink with mixer tap; WC; panelled bath with mixer tap and shower attachment; 2 x timber windows with obscured glazing to rear

Kitchen

11' 11" x 8' 7" (3.63m x 2.62m) Tiled flooring; partly tiled walls; radiator; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with separate hot and cold water taps; timber door with obscured glazed panel provides access to Balcony

Balcony

4' 5" x 9' 0" (1.35m x 2.74m) Concrete flooring; metal railings

Living Room

15' 9" x 10' 5" (4.80m x 3.17m)

Laminate flooring; radiator; uPVC DG window to rear

Bedroom 1

12' 0" x 13' 6" (3.66m x 4.11m)

Laminate flooring; radiator; 2 x uPVC windows, one to side, one to front; uPVC door with obscured DG panels provides access onto wrap around balcony with metal railing

Bedroom 2

11' 7" x 9' 11" (3.53m x 3.02m)

Laminate flooring; radiator; uPVC DG window to front



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: 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

Mobile Signal

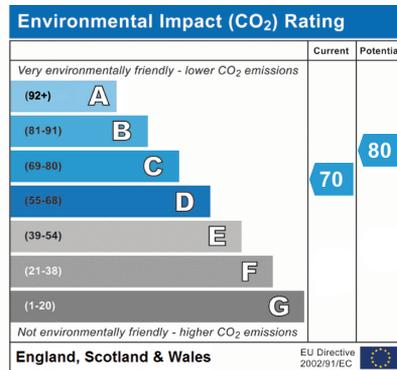
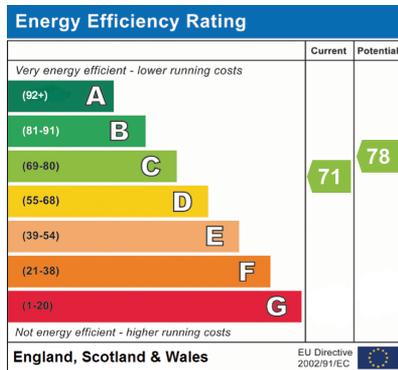
Please see Ofcom coverage checkers

Construction Type

Purpose built flat. Standard construction.



FLOORPLAN & EPC



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