

FOR SALE

Guide Price £190,000 to £200,000 Freehold



Hiles Road, Ely, Cardiff. CF5 4JB

- GUIDE PRICE: £190,000 to £200,000
- - NO CHAIN SALE
- 3-BEDROOMS
- KITCHEN/DINER
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- DOUBLE DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

*** Guide Price: £190,000 to £200,000 *** NO CHAIN - MR HOMES Offer FOR SALE this 3-Bedroom Terraced Property. (Currently Tenanted with Tenants Paying £1100.00 PCM - 6.8% Approx. Annual Rental Yield). The Property briefly comprises, Entrance Hall Open-Plan to the Kitchen/Diner, Living Room, Rear Lobby, Understair Storage cupboard, Staircase to the 1st Floor Landing, Bedroom1, Bedroom 2, Bedroom 3 & a Family Bathroom. To the Front is a Double Driveway and to the Rear is a Large & Enclosed South-East Facing Rear Garden. Large Outbuilding to Rear of Garden. The Property Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic 30kW Combi-Boiler. Tenure: Freehold.

The Property is Open to Owner/Occupiers or Landlords/Investors.

PLEASE CALL 02920 204 555 To Book Your Viewing - FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Living Room

15' 0" x 10' 7" (4.57m x 3.23m)

Kitchen/Diner

8' 11" x 15' 0" (2.72m x 4.57m)

Hallway

3' 1" x 7' 6" (0.94m x 2.29m)

Storage Cupboard

4' 0" x 2' 9" (1.22m x 0.84m)

Rear Lobby

3' 1" x 3' 11" (0.94m x 1.19m)

Landing

4' 8" x 5' 9" (1.42m x 1.75m)

Bedroom 1

10' 7" x 10' 1" (3.23m x 3.07m)

Bedroom 2

7' 2" x 9' 11" (2.18m x 3.02m)

Bedroom 3

5' 5" x 7' 6" (1.65m x 2.29m)

Bathroom

7' 6" x 4' 6" (2.29m x 1.37m)

Double Driveway

Rear Garden - Large & Enclosed

Outbuilding

15' 9" x 8' 7" (4.80m x 2.62m)



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway. Permit.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

EPC Rating: D (61)

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

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 15 Mbps

Superfast - 60 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin

Construction Type

Ex-Local Authority - Standard Brick Construction.



