

FOR SALE

Guide Price: £350,000 to £365,000 Freehold



## Atlas Road, Cardiff, South Glamorgan. CF5 1PH

- 5-BED END OF-TERRACE LARGE FAMILY HOME
- LARGE COACH HOUSE
- IDEAL FOR INVESTORS or LARGE FAMILIES
- IN TOTAL APPROX 1886 SQ FT
- CLOSE TO CARDIFF CITY CENTRE/ CARDIFF BAY & THE SPORTS VILLAGE
- EXCELLENT TRANSPORT LINKS
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



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## PROPERTY DESCRIPTION

\*\*\* Guide Price: £350,000 to £365,000 \*\*\* Welcome to this impressive 5-bedroom end of terrace family home, perfectly situated in a highly sought-after location with excellent transport links, close to Cardiff City Centre, Cardiff Bay, and the renowned Sports Village. Boasting approximately 1,886 SQ FT of floor space including the Coach House, this large residence is an ideal purchase for both investors looking to capitalise on rental demand and families seeking ample space to grow and thrive. You will need to put your own stamp on the Main House and Potentially Develop The Coach House. Please visit our 360 Degree Virtual Tour, which gives you a closer look at the exterior and interior of this property and coach house.

Link> <https://tour.giraffe360.com/atlasroad45ap>

EPC Rating = D. Council Tax Band = D.

FREE MORTGAGE ADVICE AVAILABLE VIA OUR SISTER COMPANY INFIMO

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





## ROOM DESCRIPTIONS

### Entrance Hallway

11' 8" x 5' 4" max (3.56m x 1.63m max)

### Basement - Floor -1

Wooden Ladder to access via Entrance Hallway.  
The Basement has Lighting and a Shoot/Hatch to the Street

### Living Room - Ground Floor

### 2nd Reception Room

### Kitchen/Diner - Ground Floor

20' 6" x 9' 10" (6.25m x 3.00m)

Gas Cooking.

Wall Mounted Worcester Greenstar 30i ErP  
Condensing Combi-Boiler

### Shower Room - Ground Floor

5' 1" x 3' 9" (1.55m x 1.14m)

### Rear Lobby with Wash Hand Basin

Door to Rear/Side Garden.

### 1st Floor Split-Level Landing

5' 9" x 5' 4" (1.75m x 1.63m)

### 1st Floor Landing

11' 11" x 5' 4" (3.63m x 1.63m)

### Bedroom 1 with Bay Window - 1st Floor

16' 6" x 14' 7" (5.03m x 4.45m)

### Bedroom 2 - 1st Floor

11' 6" x 9' 11" (3.51m x 3.02m)

### Bedroom 3 - 1st Floor

11' 0" x 8' 9" (3.35m x 2.67m)

### Bathroom - 1st Floor

5' 9" x 5' 7" (1.75m x 1.70m)

### W.c - 1st Floor

3' 11" x 3' 5" (1.19m x 1.04m)

### 2nd Floor Landing

7' 5" x 5' 3" (2.26m x 1.60m)

### Bedroom 4 - 2nd Floor

### Bedroom 5 - 2nd Floor

11' 5" x 7' 10" (3.48m x 2.39m)

### Rear/Side Garden - Enclosed

South-West Facing, Low-Maintenance &  
Enclosed, Outside Tap.

### Coach House/Garage - Two Floors - Level Access

22' 7" x 10' 11" (6.88m x 3.33m)

Enter via Up 'n' Over Door, Separate Fuse Box,  
PowerPoints & Lighting for Both Floors, Ladder  
to Upper Floor, 2x Windows to Side and a Door  
into the Rear Garden.



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Garage. 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 (60)

**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 10 Mbps

Superfast 115 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability

BT

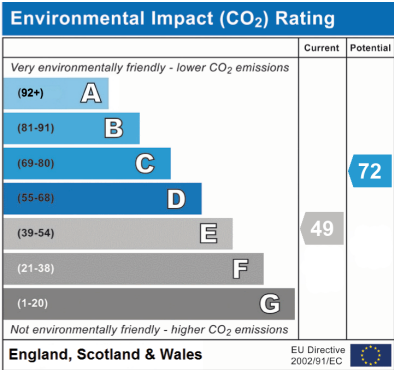
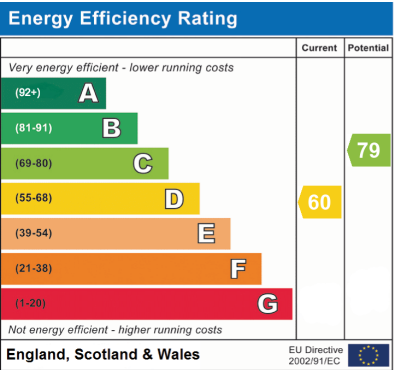
Sky

Virgin





FLOORPLAN & EPC



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