

FOR SALE

Guide Price £100,000 to £110,000 Leasehold



**mr
homes**

Beechley Drive, Cardiff, South Glamorgan. CF5 3SQ

- GUIDE PRICE £100,000 to £110,000 - NO CHAIN
- ATTENTION LANDLORDS/ INVESTORS
- 8.0% APPROX. ANNUAL RENTAL YIELD
- CURRENT TENANT PAYS £700 PCM
- 2-BED 1st FLOOR FLAT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN with PANTRY
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER
- 3-PIECE MODERN WHITE BATHROOM SUITE
- TENURE: LEASEHOLD 88 YEARS REMAINING
- FRONT & REAR COMMUNAL GARDENS
- SHED IN ROW OF SHEDS LOCATED INSIDE THE REAR COURTYARD
- EPC RATING = C.
- COUNCIL TAX BAND = B.
- EXCELLENT TRANSPORT LINKS - CLOSE TO SCHOOLS, SHOPS & LOCAL AMENITIES
- FREE MORTGAGE ADVICE AVAILABLE



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PROPERTY DESCRIPTION

**** Guide Price £100,000 to £105,000 **** Exceptional opportunity for landlords and investors with this 2-bedroom first-floor flat offered with no chain and featuring a current tenant paying £700 PCM, delivering an impressive approximate 8.0% annual rental yield. This leasehold property boasts 88 years remaining and includes a spacious living room perfect for relaxing or entertaining. The modern 3-piece white bathroom suite complements the practical fitted kitchen, which also benefits from a handy pantry for extra storage. Additional highlights include uPVC double glazing and gas central heating powered by a combination boiler, ensuring comfort and efficiency throughout. Outside, residents enjoy access to both front and rear communal gardens, while a private shed located within a row in the rear courtyard offers valuable storage space. This well-maintained flat presents an excellent investment prospect in a desirable location. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

SUMMARY

**** Guide Price £100,000 to £110,000 **** A fantastic opportunity for landlords and investors to acquire this spacious 2-bedroom first-floor flat offered with no onward chain. Currently tenanted, generating a monthly rental income of £700, this property delivers an attractive approximate 8.0% annual yield. Set within a leasehold term of 88 years remaining, this well-maintained flat benefits from a bright and airy living space, a modern three-piece white bathroom suite, and a practical fitted kitchen complete with a convenient pantry for extra storage. The property is further enhanced by uPVC double-glazed windows, gas central heating via a combination boiler, and the added bonus of a private shed situated in a row within the rear courtyard. With front and rear communal gardens to enjoy, this flat offers a comfortable and low-maintenance lifestyle, making it an excellent investment in a desirable location.

The property is ideally positioned close to excellent transport links, providing easy access to surrounding areas and major routes. It is also conveniently near schools, shops, and a range of local amenities, making it a practical choice for tenants and owner-occupiers alike. The surrounding community boasts a friendly atmosphere and various leisure opportunities, all contributing to the property's strong appeal in the rental market.

Step inside to a spacious living room that offers a welcoming environment perfect for relaxation or entertaining guests. The room's generous proportions and natural light create a bright and comfortable space. Adjacent to this is the fitted kitchen, equipped with ample cabinet storage and a handy pantry, ideal for keeping kitchen essentials organised and out of sight.

The flat features two good-sized bedrooms, offering flexibility for a small family, a couple, or room for a home office. The accommodation is completed by a contemporary three-piece white bathroom suite, including a bath with overhead shower, modern fixtures, and a clean, fresh décor that complements the rest of the flat.

Added benefits include the presence of a private shed in the rear courtyard, providing valuable extra storage space, and access to well-maintained communal gardens at both the front and rear of the building. An extra benefit is the rear facing balcony which is enclosed. The property's efficient gas central heating system and double-glazed windows ensure year-round comfort and energy efficiency. Council tax is banded 'B', making running costs reasonable.

This 2-bedroom flat represents an outstanding investment opportunity with secure accommodation, a reliable rental income, and a desirable location close to everything needed for convenient living. Early viewing is highly recommended to appreciate all that this property has to offer. For more information or to arrange a visit, please contact us at WWW.MR-HOMES.CO.UK. FREE MORTGAGE ADVICE AVAILABLE.

Communal Entrance via Security Door

Staircase to 1st Floor Landing & Door to an Enclosed Rear Courtyard.

Entrance Hallway

16' 2" x 2' 11" (4.93m x 0.89m)

Balcony Facing Rear

7' 3" x 4' 6" (2.21m x 1.37m)

Living Room

16' 8" x 11' 0" (5.08m x 3.35m)

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Bedroom 1

13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom 2

13' 3" x 7' 11" (4.04m x 2.41m)

Bathroom

7' 10" x 5' 1" (2.39m x 1.55m)

Large Rear Courtyard - Enclosed

Door to Outside Shed.

Communal Front Gardens

Enclosed by Wrought Iron Fencing.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: C (78)

Annual Service Charge: £960.00

Has the property been flooded in last 5 years?

No

Flooding Sources: None.

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

Lease Term - 125 years from 16 October 1989

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 5 Mbps

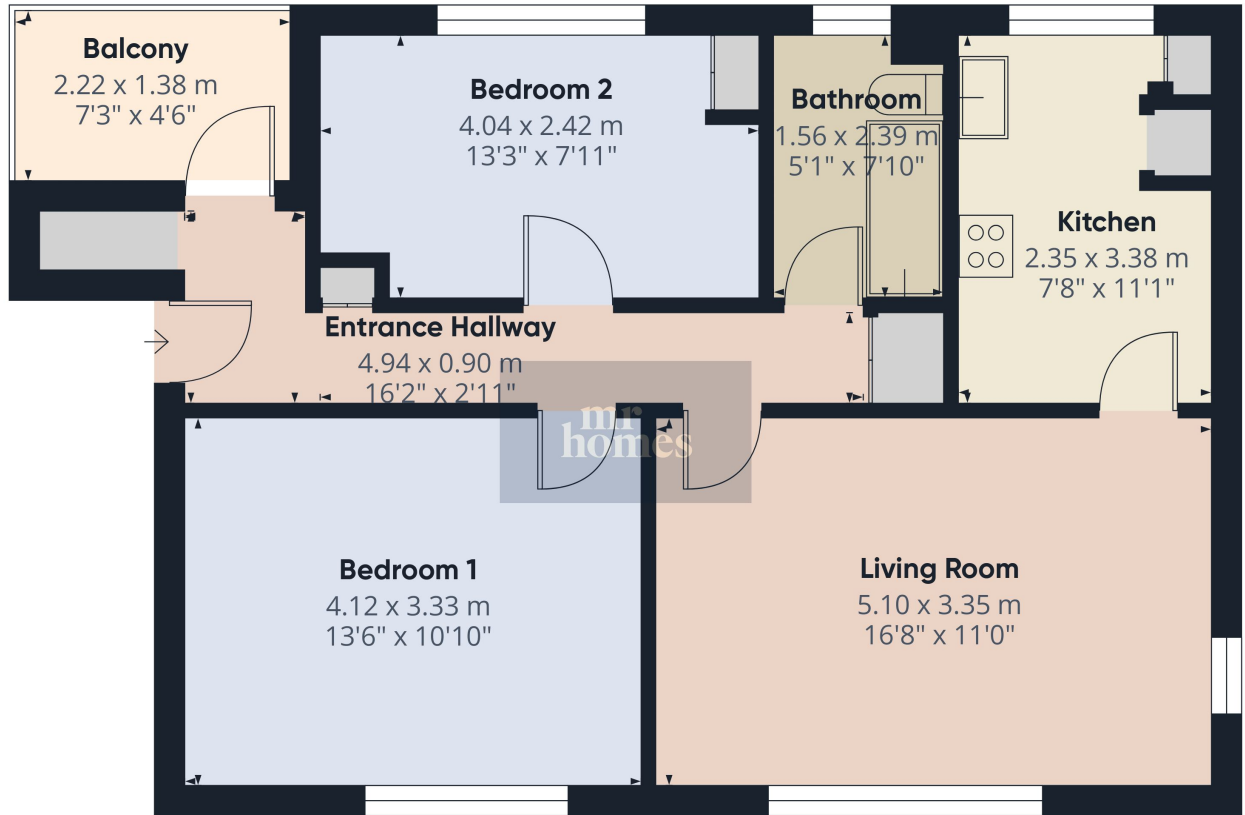
Superfast - 80 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin





Approximate total area⁽¹⁾

60.1 m²
645 ft²

Balconies and terraces

3 m²
32 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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