

FOR SALE

Offers in Excess of £199,950 Freehold



Coedriglan Drive, The Drope, Cardiff. CF5 4UQ

- ** ATTENTION LANDLORDS/INVESTORS **
- CURRENT TENANTS PAY £950 PER CALENDAR MONTH
- 5.4% APPROX. ANNUAL RENTAL YIELD
- MODERN & VERY WELL PRESENTED 2-BED HOUSE
- MODERN KITCHEN & BATHROOM
- POSITIONED ON A QUIET CUL-DE-SAC
- ALLOCATED PARKING SPACE TO FRONT
- SOUTH-EAST FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** NO CHAIN SALE *** ATTENTION LANDLORDS/INVESTORS !!! RENT SMART WALES REGULATED PROPERTY - TENANTS PAY £950 PER CALENDAR MONTH - 5.4% APPROX. ANNUAL RENTAL YIELD - 2-BED MODERN PROPERTY - LOCATED ON A QUIET CUL-DE-SAC - VERY WELL PRESENTED THROUGHOUT - TENURE: FREEHOLD. MR HOMES Offer FOR SALE this 2-Bedroom Terraced Property, comprising in brief; Entrance Hall, Archway to the Modern Kitchen, Spacious Living/Dining Room, Staircase to the 1st Floor Landing, Bedroom 1 with a Fitted Wardrobe, Bedroom 2 with a Fitted Wardrobe/Fitted Cupboard & a Modern Family Bathroom Suite. Front Garden and an Attractive South-East Facing Rear Garden, which is Enclosed. Allocated Parking Space to Front. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic Combi 24kW Combi-Boiler. 360 Degree VR Tour

Link: <https://tour.giraffe360.com/coedriglandrive124ap> EPC Rating = D. & Council Tax Band = D. 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, is close to schools, parks and has excellent transport links. Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 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

Front Garden

Laid To Lawn, Patio Steps Up To Front Door, Wall Mounted Welcome Light.

Entrance Hallway

Entered Via uPVC Obscure D/g Door, Laminate Flooring, Double Panel Radiator, Dado Rail, Inset Spotlights To Ceiling, Wall Mounted Electric RCD Consumer Unit (Fitted 9/5/2023), Plastered Walls And Plastered Ceiling, Archway To Kitchen.

Living Room

Laminate Flooring, uPVC D/g Patio Sliding Door To Rear Garden, 2 x Single Panel Radiators, Plastered Walls And Textured Ceiling, Staircase To First Floor Landing.

Kitchen

Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, White Hi-Gloss Doors And Drawers, Stainless Steel Sink And Drainer With Mixer Tap, uPVC D/g Window To Front, Hisense Ceramic Electric Hob With Extractor Hood Over, Hisense Fan Assisted Electric Oven, Space For Tall Fridge/Freezer, Plumbed For Washing Machine, Wall Mounted Ideal Logic Combi 24kW Combi-Boiler, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling

Staircase/First Floor Landing

Fitted Carpet To Stairs and Landing, Hatch To Loft, Plastered Walls And Textured Ceiling, Doors To Bedroom 1, Bedroom 2 And Family Bathroom.

Bedroom 1

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Double Doors To Fitted Wardrobe, Plastered Walls And Plastered Ceiling.

Bedroom 2

Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Textured Ceiling, 2 x Doors To Fitted Cupboard/Wardrobes, One Has A Hanging Rail, The Other Has Slat Shelving.

Family Bathroom

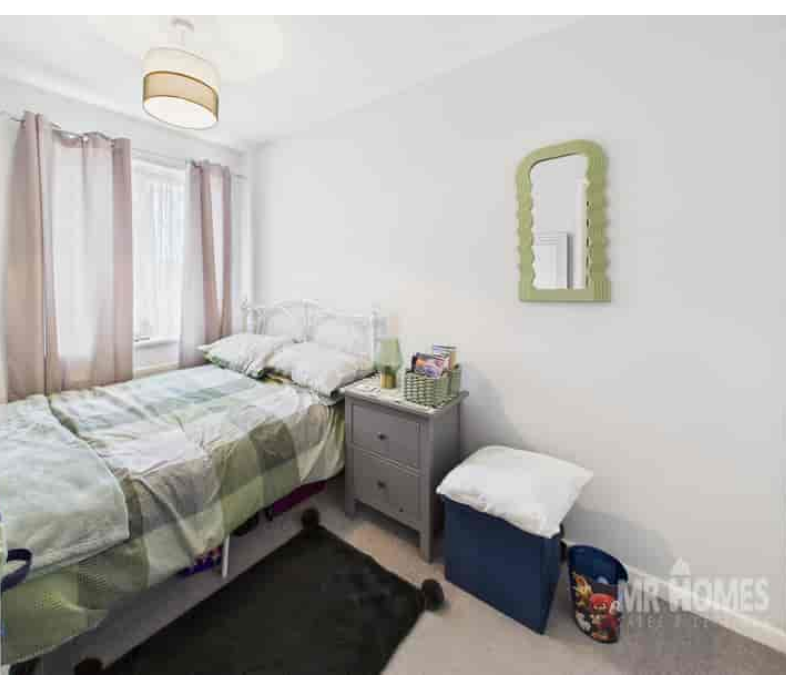
Vinyl Flooring, Panel Bath With Chrome Mixer Tap And Chrome Mixer Shower Over, Ceiling Mounted Extractor Fan, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close Coupled W.c., Panelled Walls, uPVC Obscure D/g Window To Rear, Single Panel Radiator.

Rear Garden

Enclosed Rear Garden, South East Facing, Patio To laid Lawn, Range Of Plants, Shrubs And Flowers.

Parking

Allocated Parking Space To Front.



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

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

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 20% of fixed outlets



