



Flat 2, Crwys Court 11 Crwys Road, Roath, Cardiff. CF24 4NA

- NO CHAIN & VACANT POSSESSION
- 2-BEDROOM GROUND FLOOR FLAT
- PRIVATE ENTRANCE TO FLAT
- COMMUNAL BICYCLE STORE
- EX-RENTAL ACHIEVING £1,300 PCM
- PARKING VIA RESIDENT'S PERMIT
- MODERN FITTED KITCHEN & BATHROOM
- HEART OF CARDIFF'S STUDENT DISTRICT
- EXCELLENT PUBLIC TRANSPORT LINKS
- WALKING DISTNACE TO CARDIFF CITY CENTRE & UNIVERSITY BUILDINGS



PROPERTY DESCRIPTION

Situated in the heart of Cardiff's bustling student district, this superb 2-bedroom flat offers an unmissable opportunity for those seeking a stylish urban home or a sound rental investment. Presented with no chain and vacant possession, this property benefits from a private entrance, providing an added sense of privacy typically unavailable in this sought-after area. Boasting a modern fitted kitchen and bathroom, alongside a comfortable reception room, this flat combines contemporary living with practical convenience. An established rental income of £1,300 per calendar month further enhances its appeal to investors, while parking via a resident's permit and access to a communal bicycle store offer useful amenities for residents on the move.

Cardiff's vibrant city centre and university buildings are both within easy walking distance, making this property ideal for students, professionals, or anyone looking to enjoy the best of city living. Residents will appreciate excellent public transport links that connect effortlessly to wider Cardiff and beyond. Surrounded by an array of cafes, shops, and cultural attractions, the location is perfectly balanced between convenient city life and a lively community atmosphere.

Upon entering through the private doorway, you are welcomed into a bright reception room that provides an inviting space to relax or entertain. The neutral décor creates a versatile backdrop, ideal for personalising your living space. To one side, the modern fitted kitchen features contemporary units and integrated appliances, offering ample storage and preparation space for culinary endeavours.

The flat includes two well-proportioned bedrooms, each providing enough room for a comfortable bed and additional furniture. These tranquil spaces are perfect for rest and study, catering well to the needs of students or sharers. The bathroom has been recently updated with modern fittings and a clean, fresh design, ensuring a pleasant start to the day for all occupants.

This flat has been maintained as a successful rental property, currently achieving £1,300 per calendar month, making it a fantastic choice for investors looking to capitalise on Cardiff's thriving rental market. Its vacant possession and no chain status mean it is ready to be moved into immediately or let without delay. Additional practical benefits include resident's permit parking, which is a valuable asset in the congested city location, and a communal bicycle store that encourages eco-friendly travel.

Overall, this 2-bedroom flat represents a rare chance to secure a privately accessed, modern property in a prime Cardiff location. Whether you are buying for yourself or as an investment, this property offers excellent value, fantastic amenities, and unbeatable proximity to all the city has to offer.



ROOM DESCRIPTIONS

Outside

Accessed from the street via metal gate; series of steps lead down to the flat's private external entrance; bin store; communal bike store; communal yard area

Entry

4' 2" x 4' 11" (1.27m x 1.50m) Accessed via uPVC door with full DG panel; letter box; laminate flooring; open plan to Kitchen and Living/Dining Area

Kitchen / Living Area

16' 9" MAX x 17' 0" MAX (5.11m x 5.18m) Continuation of laminate flooring; ECOSO electric radiator; burglar alarm control panel; kitchen area flooring laid to tiling; fitted kitchen with contrasting wall and base units with worktops over and matching splash backs; stainless steel sink with draining board and mixer tap; integrated Lamona fridge-freezer; integrated washing machine; integrated Lamona dishwasher; integrated Lamona 4-ring electric hob with splash back to match worktop and extractor hood over; integrated Bosch electric fan-assisted oven

Bedroom 1

9' 8" x 9' 10" (2.95m x 3.00m) Laminate flooring; Dimplex electric radiator; uPVC DG window to front

Bedroom 2

9' 5" x 9' 3" (2.87m x 2.82m) Laminate flooring; Dimplex electric heater; uPVC DG window to rear

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m) Fully tiled flooring; fully tiled walls; vanity unit comprising sink with mixer tap; WC; panelled bath with mixer tap and shower attachment; glazed shower screen



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Permit.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: D (67)

Annual Service Charge: £1,948.00

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

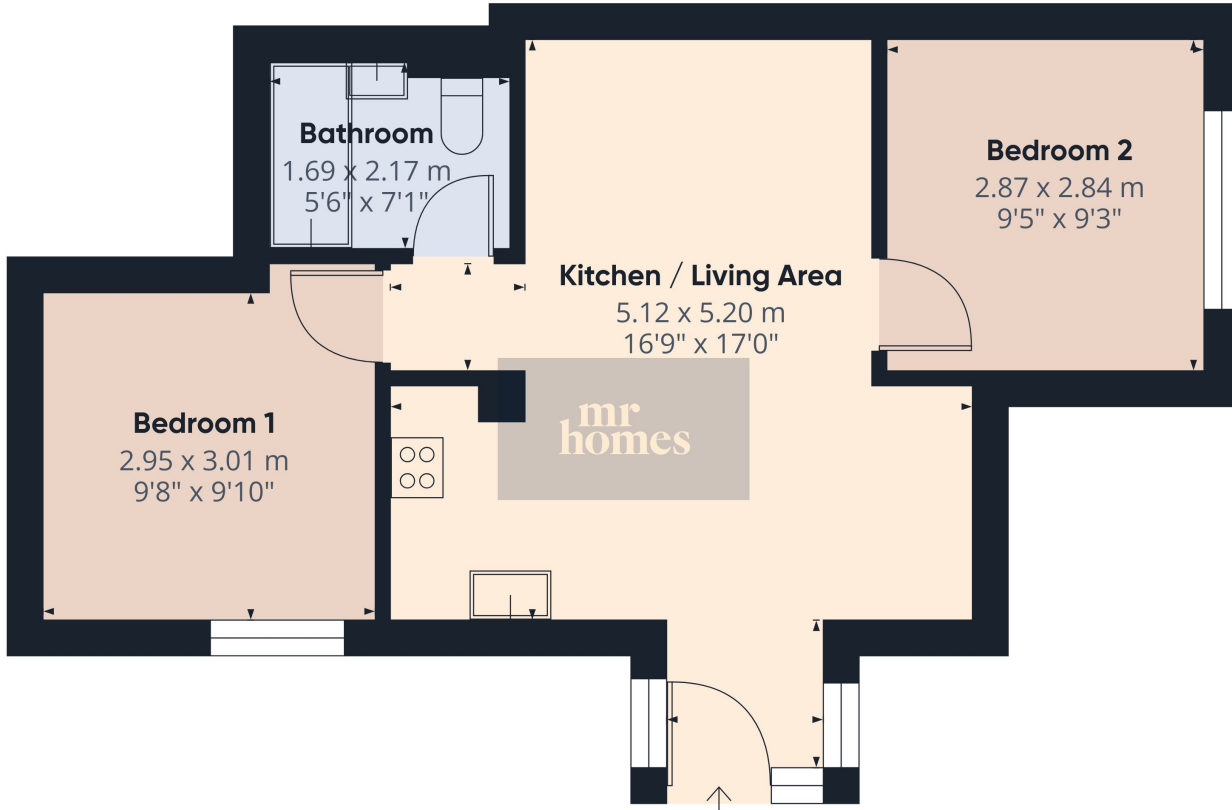
Please see Ofcom coverage checkers



FLOORPLAN & EPC

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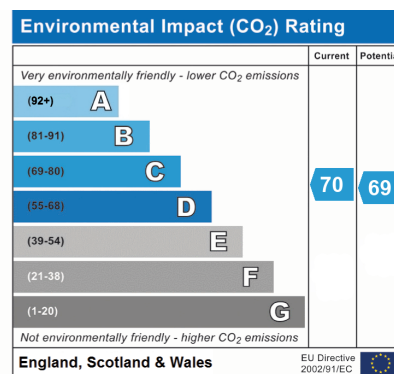
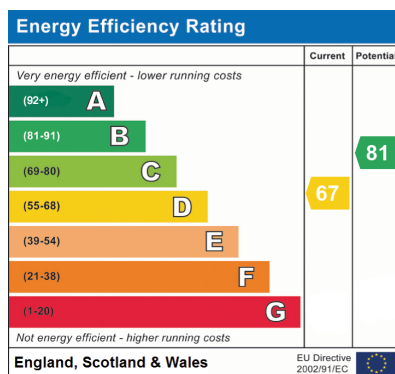


Approximate total area^m
44.1 m²
475 ft²

(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.

GIRAFFE360



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk