

FOR SALE

Guide Price £90,000 to £100,000 Leasehold



Heol Trelai, Caerau, Cardiff. CF5 5PG

- * NO CHAIN *
- GUIDE PRICE: £90,000 to £100,000
- 2-BED 2nd FLOOR FLAT
- 2x DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- BALCONY TO REAR - ENCLOSED (HOUSING WASHING MACHINE & TUMBLE-DRYER)
- BALCONY TO FRONT
- MODERN BATHROOM SUITE
- SECURITY DOOR ENTRANCE
- GATED COMMUNAL GARDENS TO FRONT & REAR
- uPVC D/G WINDOWS & GAS C/H with BACK BOILER
- LEASEHOLD 87 YEARS APPROX. REMAINING
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS



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PROPERTY DESCRIPTION

* NO CHAIN * - Guide Price: £90,000 to £100,000 - OPEN TO OFFERS - Discover this spacious 2-bedroom, 2nd-floor flat in Caerau, offering excellent value with a guide price between £90,000 and £100,000. The Flat requires redecoration throughout - Featuring two generous double bedrooms and a modern bathroom suite, this leasehold property (approx. 87 years remaining) is perfect for comfortable living. Enjoy a bright and airy spacious living room, complemented by a kitchen/breakfast room ideal for everyday meals. Step outside to the rear balcony, cleverly enclosed to house your washing machine and tumble dryer, plus a front balcony for relaxing outdoor space. The flat benefits from uPVC double glazing, gas central heating with a back boiler, and a security door entrance ensuring peace of mind. Residents have exclusive access to gated communal gardens both front and rear, enhancing the sense of community and outdoor enjoyment. Conveniently located with excellent transport links and close to schools, shops, amenities, and parks, this property provides practical and comfortable living in a thriving neighbourhood. Sold with no chain, this flat represents a fantastic opportunity for first-time buyers or investors seeking a well-appointed home in Caerau. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Communal Entrance with Security Door

Steps to 2nd Floor Landing &
Security Door to Rear
Communal Gardens

Entrance Hallway

7' 10" x 3' 6" (2.39m x 1.07m)
Door to front Balcony - Door to
Kitchen - Door to Lounge

Balcony to Front

7' 4" x 6' 1" (2.24m x 1.85m)

Living Room

uPVC D/g window to front -
Gas fire with back boiler.

Kitchen/Breakfast Room

12' 6" x 9' 1" (3.81m x 2.77m)

Balcony to Rear - Enclosed

7' 10" x 3' 0" (2.39m x 0.91m)
Houses Washing Machine &
Tumble-Dryer

Mid-Hallway

5' 2" x 3' 3" (1.57m x 0.99m)

Bathroom Suite

8' 5" x 5' 7" (2.57m x 1.70m)

Bedroom 1

13' 1" x 10' 8" (3.99m x 3.25m)

Bedroom 2

13' 1" x 8' 11" (3.99m x 2.72m)

Communal Gardens to Front

Enclosed by Wrought Iron
Fencing

Communal Gardens to Rear

Very Well Maintained

Bin Store



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,566.00

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (62)

Annual Service Charge: £932.00

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

Tenure - Leasehold - Lease Start Date - 22 Aug 2002 - Lease End Date - 20 Mar 2114

Lease Term - 125 years from 20 March 1989

Lease Term Remaining - 87 years

(Ground Rent = *£10 Per Year) - (Service Charges = *£932 Per Year) - *As Advised by Vendor

Local Authority - Cardiff

Council Tax - Band: B - Annual Price: £1,566

Conservation Area - No

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

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 15 Mbps - Superfast - 264 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability - BT - Sky - Virgin

Construction Type

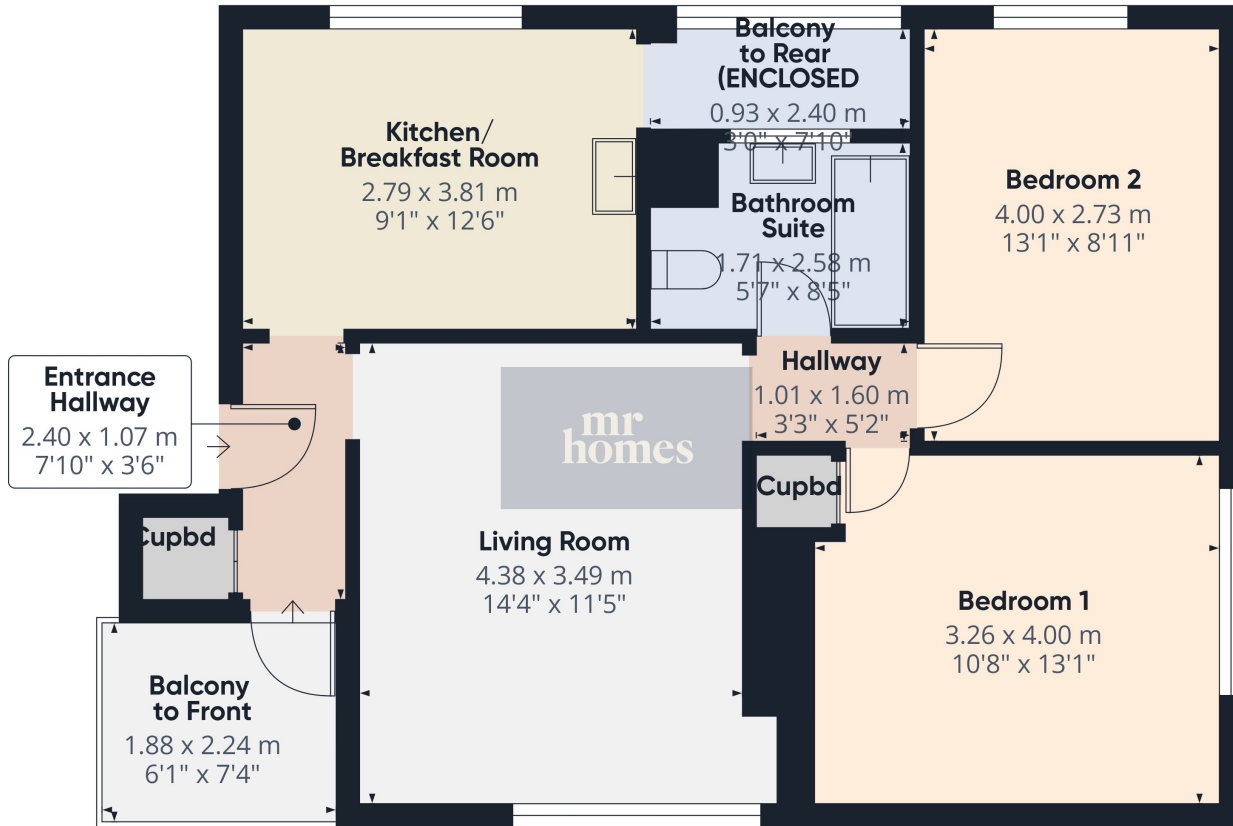
Cardiff Council Block of Flats



FLOORPLAN & EPC

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Approximate total area⁽¹⁾

62.1 m²
668 ft²

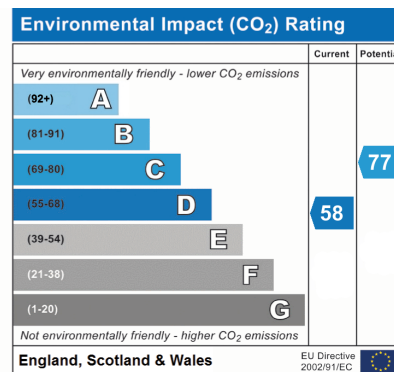
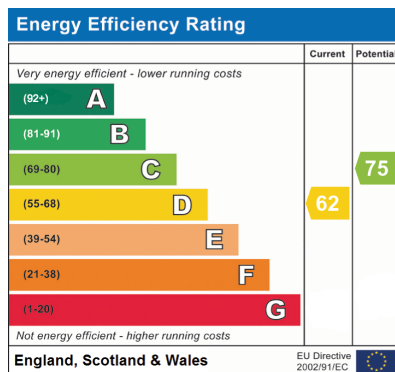
Balconies and terraces

4.2 m²
45 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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