FOR SALE

Guide Price £165,000 to £175,000 Share of Freehold



Wells Street, Riverside, Cardiff. CF11 6DY

- A VERY WELL PRESENTED 2-BED FIRST FLOOR FLAT
- 1/2 SHARE OF FREEHOLD
- SPACIOUS LIVING/DINING ROOM RECEIVES PLENTY OF NATURAL LIGHT
- OPEN-PLAN LANDING with HATCH TO LOFT
- FITTED KITCHEN with INTEGRATED FRIDGE-FREEZER
- £0 (ZERO) SERVICE/MAINTENANCE CHARGES
- £0 (ZERO) GROUND RENT CHARGES
- BUILDINGS INSURANCE ONLY £25 PER MONTH
- 3-PIECE WHITE BATHROOM SUITE
- IDEALLY LOCATED & WITHIN WALKING DISTANCE TO, CARDIFF CITY CENTRE, CANTON AND THE SPORTS VILLAGE
- uPVC D/G WINDOWS & GAS C/H (Powered by a Glow.worm 24cxii Combi-Boiler)
- EXCELLENT TRANSPORT LINKS

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





PROPERTY DESCRIPTION

* Guide Price: £165,000 to £175,000 * This Beautifully Presented Two-Bedroom, First-Floor Flat in Riverside Offers a Spacious Living/Dining Room Flooded with Natural Light, Creating a Bright and Welcoming Atmosphere. The Fitted Kitchen comes complete with an integrated fridge-freezer, Perfect for Modern Living. Benefiting from a 3-Piece White Bathroom Suite, Open-Plan Landing with Loft Access, and uPVC Double-Glazed Windows alongside Gas Central Heating powered by a Glow-worm 24cxii combi-boiler, this home ensures comfort all year round. Enjoy the financial advantages of £0/Zero service/maintenance and ground rent charges, plus a half share of the freehold, with buildings insurance costing just £25 per month. Ideally located and within walking distance to, Cardiff City Centre, Canton and the Sports Village, this property boasts excellent transport links, making it convenient for commuting and leisure. A rare find, combining affordability, spaciousness, and an unbeatable location. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





Entrance Hallway and Staircase to First Floor Landing
4' 5" x 2' 6" (1.35m x 0.76m)

Enter via uPVC Door, Fitted Carpet.

Split Level Landing
12' 3" x 5' 8" (3.73m x 1.73m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, Hatch to Loft.
Doors to; Living/Dining Room, Kitchen, Bedroom 1 and Bedroom 2.

Living/Dining Room - (Spacious)
14' 11" x 12' 6" (4.55m x 3.81m)

Fitted Carpet, uPVC D/g Window to Side, Radiator.

Kitchen
8' 10" x 8' 0" (2.69m x 2.44m) #

Fitted Kitchen with Matching Wall & Base units with Worksurfaces over and tiled splashbacks, 4x ring gas Hob with Extractor Hood Over, Electric Oven, Stainless steel Sink & Drainer with Mixer Tap, Integrated Fridge-Freezer, Plumbed for Washing Machine, uPVC D/g Window to Front, Double Panel Radiator.
Door to; Bathroom Suite.

Bedroom One
13' 1" x 11' 10" (3.99m x 3.61m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Bedroom Two
12' 1" x 8' 2" (3.68m x 2.49m)

Fitted Carpet, uPVC D/g Window to Front, Radiator.

Bathroom Suite
8' 9" x 4' 4" (2.67m x 1.32m)

Panel Bath with Hot 'n' Cold Taps Over, Glass Shower Screen and Electric Shower Over Bath, Wall Mounted Electric Extractor Fan, Pedestal Hand Wash Basin with Hot 'n' Cold Taps Over, Close-Coupled W.c, Radiator, uPVC Obscured D/g Window to Rear.

Outside Bin Storage Area/Enclosure (Gated)





MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
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: C (77)
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
Conservation Area: No

Flood Risk: River : Low - Seas : Low

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 15 Mbps - Superfast 206 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

1/2 Share of Freehold

£0 (Zero) Service or Maintenance Charges

£0 (ZERO) Ground Rent Charges

£25 Per Month Buildings Insurance





FLOORPLAN & EPC



Ground Level



First Floor

Approximate total area(1)

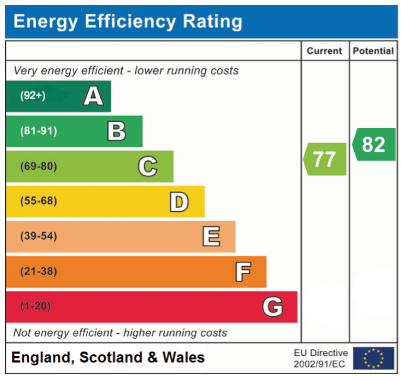
58.4 m²

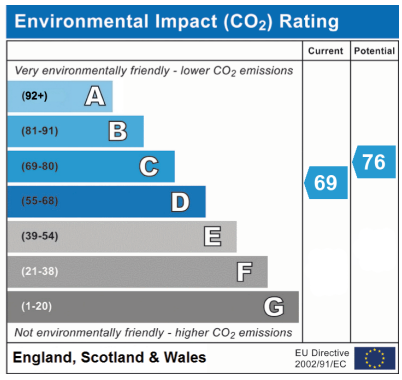
628 ft²

(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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