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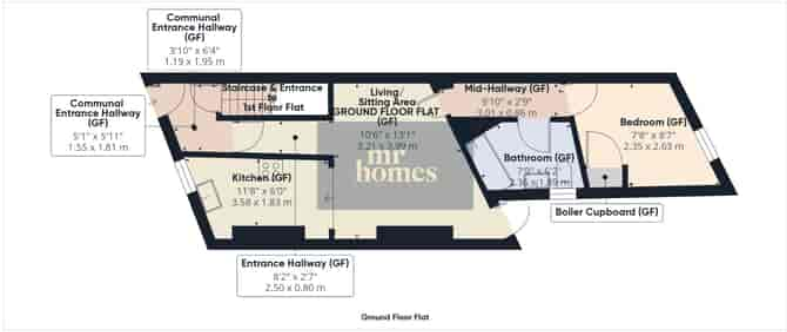
Offers Over £180,000 Freehold

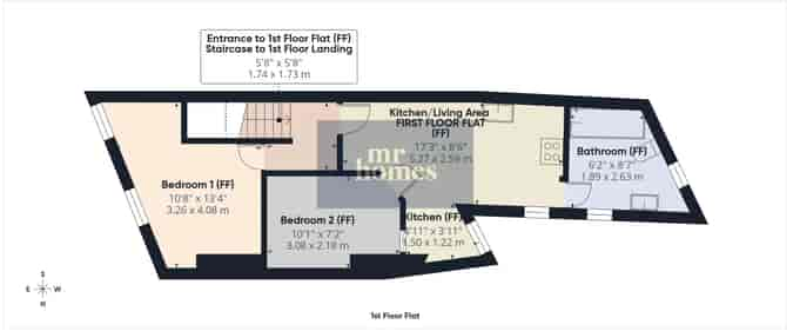


Singleton Road, Splott, Cardiff. CF24 2ES

- * OFFERS OVER £180,000 * NO CHAIN *
- INVESTMENT OPPORTUNITY - HOUSE CONVERSION - 1-BED GROUND FLOOR FLAT - 2-BED FIRST FLOOR FLAT
- TENURE: FREEHOLD.
- CLOSE TO SCHOOLS, SHOPS & AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO CARDIFF CITY CENTRE
- uPVC D/G WINDOWS
- GAS C/H & COMBI-BOILER - (SEPARATE SUPPLIES)
- SEPARATE ELECTRICITY SUPPLIES
- SEPARATE WATER SUPPLIES
- ENCLOSED REAR GARDEN (GROUND FLOOR FLAT ONLY)

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







PROPERTY DESCRIPTION

* OFFERS OVER £180,000* INVESTMENT OPPORTUNITY - HOUSE CONVERSION - 1-BED GROUND FLOOR FLAT - 2-BED FIRST FLOOR FLAT - TENURE: FREEHOLD.

MR HOMES Offer FOR SALE with NO ONGOING CHAIN a House Converted into a 1-Bed Ground Floor Flat and a 2-Bed 1st Floor Flat. Early Viewing is Recommended.

1-BED GROUND FLOOR FLAT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = D. - COUNCIL TAX BAND = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage

2-BED FIRST FLOOR FLAT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = C. - COUNCIL TAX BAND = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage

Please Call to Book Your Viewing - FREE MORTGAGE ADVICE AVAILABLE!!!* OFFERS OVER £180,000*





GROUND FLOOR FLAT - 1 BED

Communal Entrance Hallway
5' 11" x 6' 4" (1.80m x 1.93m)

Entrance Hallway
8' 2" x 2' 7" (2.49m x 0.79m)

Living Room
13' 1" x 10' 6" (3.99m x 3.20m)

Kitchen
11' 8" x 6' 0" (3.56m x 1.83m)

Mid-Hallway
9' 10" x 2' 9" (3.00m x 0.84m)

Bathroom 1
7' 9" x 6' 2" (2.36m x 1.88m)

Bedroom 1
8' 7" x 7' 8" (2.62m x 2.34m)

Enclosed Rear Garden with Rear Gate Access

1ST FLOOR FLAT - 2 BED

Communal Entrance Hallway
6' 4" x 5' 11" (1.93m x 1.80m)

Entrance and Staircase to flat
5' 8" x 5' 8" (1.73m x 1.73m)

Kitchen / Living Room
17' 3" x 8' 6" (5.26m x 2.59m)

Bedroom 1
13' 4" x 10' 8" (4.06m x 3.25m)

Bedroom 2
10' 1" x 7' 2" (3.07m x 2.18m)

Bathroom 2
8' 7" x 6' 2" (2.62m x 1.88m)





MATERIAL INFORMATION

Council Tax: Band A
Council Tax: Rate £1,342.00
Parking Types: On Street.
Heating Sources: Double Glazing. Gas.
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: 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
Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 12 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

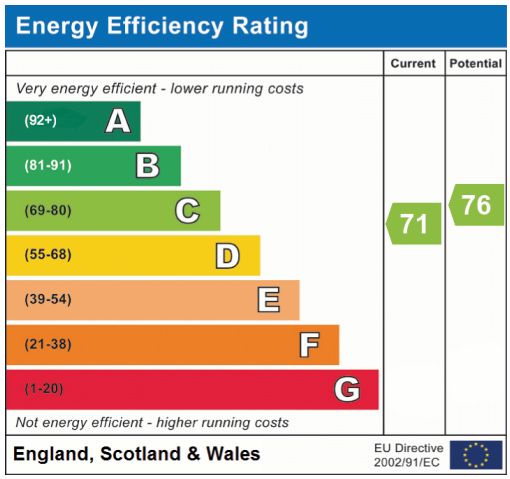
Satellite / Fibre TV Availability: BT - Sky - Virgin





FLOORPLAN & EPC





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