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MR HOMES
SALES & LETTINGS



Vincent Court,
Vincent Road
Lower Ely, Cardiff CF5 5AQ

Guide Price £125,000 to £135,000

Leasehold

Vincent Court, Vincent Road Lower Ely, Cardiff, CF5 5AQ

Overview

- 2-BED FLAT GROUND FLOOR FLAT
- NO CHAIN!!!
- SPACIOUS LOUNGE
- SPACIOUS KITCHEN
- OFF-ROAD PARKING SPACE TO REAR
- COMMUNAL GARDENS - FRONT & REAR
- MODERN SHOWER ROOM
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- LEASEHOLD



NO CHAIN!!! 2-BED GROUND FLOOR FLAT

MR HOMES Offer **FOR SALE** this 2-Bedroom Ground Floor Flat, comprising in brief; Communal Entrance Hallway, Door into Entrance Hall, Inner Hallway with Doors to All Rooms including; Spacious Lounge, Spacious Kitchen, Bedrooms 1, 2 & the Shower Room. Communal Gardens to the Front & Rear. Off-Road Parking Space to Rear. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Duo-Tec 24kw Combi-Boiler.

EPC Rating = C.
Council Tax Band = B.

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**FREE MORTGAGE ADVICE
AVAILABLE UPON REQUEST...**



Communal Entrance Hallway

Entrance Hall

Inner Hall

8' 5" x 4' 8" (2.56m x 1.42m)

Lounge

15' 3" x 12' 1" (4.64m x 3.68m)

Kitchen

12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom 1

11' 11" x 11' 8" (3.63m x 3.55m)

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Shower Room

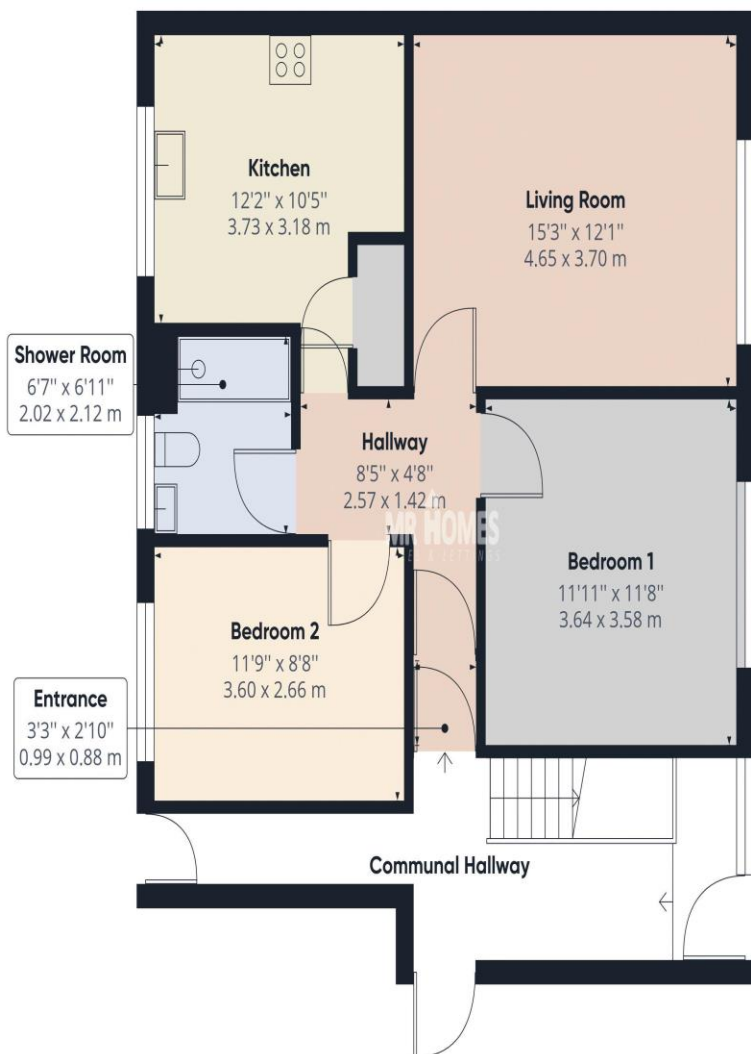
6' 11" x 6' 7" (2.11m x 2.01m)

Communal Gardens - Front & Rear

Off-Road Parking Space to Rear



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾

679.17 ft²

63.10 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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