

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Heol Trelai,  
Caerau,  
Cardiff CF5 5LF

Guide Price £110,000 to £120,000  
Leasehold – 136 Years Remaining

# Heol Trelai

## Caerau, Cardiff, CF5 5LF

### Overview

- **NO CHAIN!!!**
- 2-BED 1st FLOOR FLAT
- SPACIOUS LIVING ROOM
- 2x DOUBLE BEDROOMS
- UTILITY ROOM
- 3-PIECE WHITE BATHROOM SUITE
- KITCHEN
- LARGE REAR GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- LEASEHOLD - EXTENDED - 136 YEARS REMAINING



### **NO CHAIN!!!**

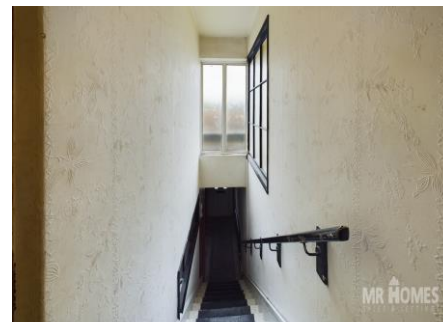
**2x DOUBLE BEDROOM 1st FLOOR FLAT**  
- IDEAL FOR 1st TIME BUYERS or INVESTOR/ LANDLORDS - EXTENDED LEASE with 136 YEARS REMAINING - SERVICE CHARGES ONLY £223.98 PER ANNUM.

**MR HOMES** Offer **FOR SALE** this 2-Bedroom 1st Floor Flat, comprising in brief; Entrance Hall, Staircase to Landing & Hallway, Living Room, Kitchen, Utility Room with Door to Steps down to the Large Private Rear Garden. Bedroom 1 with Fitted Wardrobes, Bedroom 2 & a 3-Piece White Bathroom Suite. The Communal Front Garden is Gated. This Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Vaillant Combi-Boiler.

**EPC Rating = C.**  
**Council Tax Band = B.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

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





**Entrance Hallway**

6' 3" x 5' 0" (1.90m x 1.52m)

**Landing**

3' 10" x 2' 11" (1.17m x 0.89m)

**Hallway**

13' 4" x 3' 5" (4.06m x 1.04m)

**Living Room**

16' 0" x 10' 0" (4.87m x 3.05m)

**Kitchen**

9' 4" x 7' 10" (2.84m x 2.39m)

**Utility Room**

15' 5" x 3' 7" (4.70m x 1.09m)

**Bedroom 1**

9' 6" to front of fitted wardrobe x 9' 0" (2.89m x 2.74m)

**Bedroom 2**

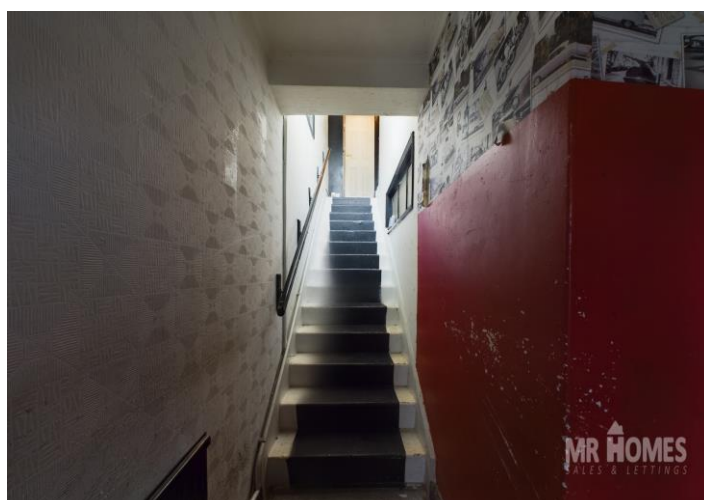
10' 4" x 9' 0" (3.15m x 2.74m)

**Bathroom**

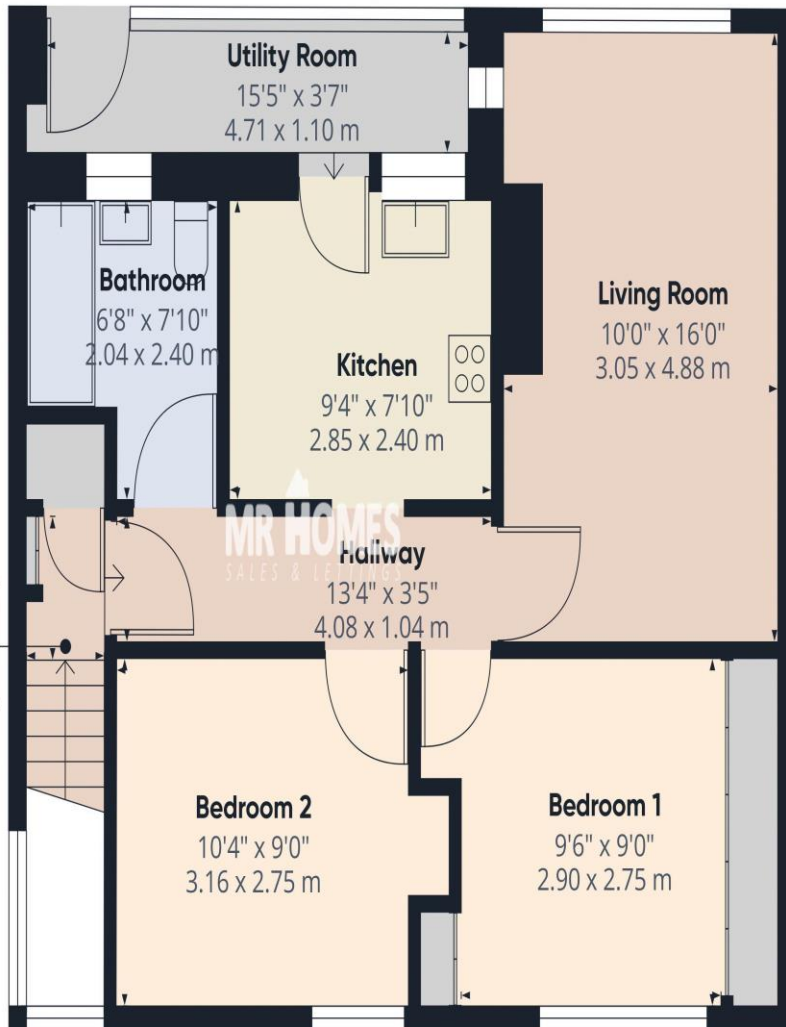
7' 10" x 6' 8" (2.39m x 2.03m)

**Communal Front Garden - Gated**

**Private Rear Garden - Laid to Lawn**



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<sup>1</sup>

619.68 ft<sup>2</sup>  
57.57 m<sup>2</sup>

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

Floor 1

## CARDIFF WEST

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