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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Redhouse Crescent,
Ely, Cardiff
CF5 4FA

Guide Price £169,950 to £179,950
Freehold

Redhouse Crescent Ely, Cardiff, CF5 4FA

Overview

- NO CHAIN!!! INVESTMENT OPPORTUNITY
- CURRENTLY TENANTED - PAYING £850PCM = 6% ANNUAL RENTAL YIELD
- TENANT WILLING TO INCREASE RENT TO £1100PCM = 7.8% ANNUAL RENTAL YIELD
- 3-BED 'DUTCH STYLE' SEMI-DETACHED HOUSE
- 2x RECEPTION ROOMS
- LARGE PORCH ENTRANCE
- DOWNSTAIRS BATHROOM
- UPSTAIRS SHOWER ROOM
- PRIVATE DRIVEWAY
- LARGE SOUTH-EAST FACING REAR GARDEN



NO CHAIN!!!

CURRENTLY TENANTED - PAYING £850 PCM = 6% ANNUAL RENTAL YIELD - TENANT WILLING TO INCREASE RENT TO £1100 PCM = 7.8% ANNUAL RENTAL YIELD - 3-BED 'DUTCH' STYLE SEMI-DETACHED FAMILY HOME - 2x RECEPTION ROOMS - DOWNSTAIRS BATHROOM - UPSTAIRS SHOWER ROOM - LARGE PORCH ENTRANCE - PRIVATE DRIVEWAY - LARGE & ENCLOSED SOUTH-EAST FACING REAR GARDEN - FREEHOLD.



MR HOMES Offer **FOR SALE** this Investment Opportunity, which is currently tenanted, the property comprises in brief; Porch Entrance, Hallway, Living Room, Dining Room, Kitchen, Rear Lobby, Downstairs Bathroom, Split-Level Landing, Bedrooms 1, 2, 3 & a Shower Room. Front Garden & Private Driveway with a Side Gate Accessing the Large & Enclosed Rear Garden which is South-East Facing. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a MAIN Eco Compact Combi-Boiler.

EPC Rating = D.

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch Entrance

5' 11" x 5' 9" (1.80m x 1.75m)

Hallway

9' 6" x 4' 1" (2.89m x 1.24m)

Living Room

13' 1" x 11' 11" (3.98m x 3.63m)

Dining Room

11' 11" x 9' 5" (3.63m x 2.87m)

Kitchen

12' 2" x 6' 0" (3.71m x 1.83m)

Rear Lobby

4' 10" x 3' 5" (1.47m x 1.04m)

Downstairs Bathroom

5' 7" x 4' 9" (1.70m x 1.45m)

1st Floor Landings - Split-Level

Bedroom 1

13' 0" x 11' 11" (3.96m x 3.63m)

Bedroom 2

11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom 3

12' 1" x 6' 0" (3.68m x 1.83m)

Shower Room

6' 7" x 4' 11" (2.01m x 1.50m)

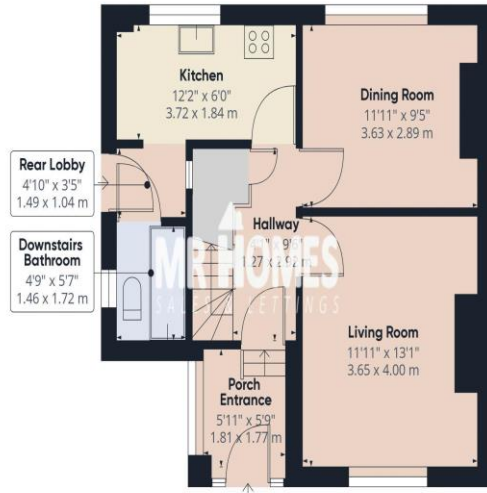
Front Garden with Side Gate Access into the Rear Garden

Rear Garden - SOUTH-EAST Facing - Large & Enclosed

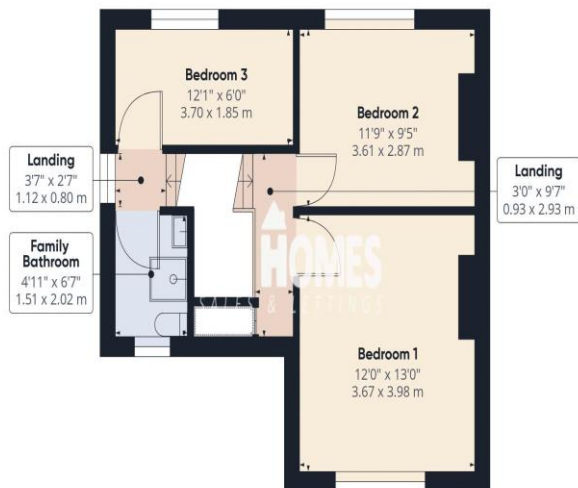
Private Driveway to Front



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.



Floor 0



Floor 2



Approximate total area⁽¹⁾

906.46 ft²
84.21 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.

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CARDIFF WEST

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