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**MR HOMES**  
SALES & LETTINGS



Habershon Street  
Splott  
Cardiff

Offers in Excess £145,000

# Habershon Street, Splott, Cardiff, CF24 2JY

## Overview

- POPULAR AREA
- RELIABLE TENANTS TO REMAIN PAYING £600 PCM
- TWO DOUBLE BEDROOMS
- MASTER ENSUITE
- LIVING ROOM
- FITTED KITCHEN
- REAR ENCLOSED GARDEN
- EPC- D



### CALLING ALL POTENTIAL LANDLORDS

PROPERTY AVAILABLE WITH RELIABLE TENANTS - CURRENT TENANTS PAY £600.00 PCM

### Offers in Excess of £145,000

GROUND FLOOR TWO BEDROOM FLAT - LIVING ROOM - FITTED KITCHEN - TWO BEDROOMS - (MASTER ENSUITE ) FAMILY BATHROOM - PRIVATE REAR - SOUGHT AFTER LOCATION

MR Homes offer the open market this ground floor flat with the current tenants. Situated on Habershon Street in Splott, a highly desirable part of Cardiff CF24. Local to the property are a number of green spaces including Splott Park with its skate park, sports pavilion and play centre. Cardiff City Centre with its shopping malls, restaurants, bars and leisure activities are also close by. The accommodation comprises of an entrance hallway, Living room, spacious kitchen, two double bedrooms( master ensuite) and a family bathroom. Externally there is a small enclosed rear garden.

**Leasehold 77 years**

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

MR Homes suggest booking your viewing asap to make sure you don't miss out. Contact MR Homes on 02920 204555. WWW.MR-HOMES.CO.UK

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



**Entrance Hallway**

5' 11" x 5' 2" (1.80m x 1.57m)

Access from the street via Upvc double glazed front door. Smooth ceilings and walls. Laminate flooring, under stairs storage. Doors leading to bedroom 1 bedroom 2 and living room, double panel radiator. Cupboard housing consumer unit.

**Living room**

15' 6" x 9' 10" (4.72m x 3.00m)

Smooth ceiling and walls. Laminate flooring, double panel radiator, uPVC double glazed window to front.

**Kitchen**

11' 1" x 9' 11" (3.37m x 3.03m)

Smooth ceilings and walls. splash back tiling. Tiled flooring. space for washing machine, space for under cupboard fridge freezer, electric oven and hob with extractor fan . Upvc windows to side. radiator.

**2nd hallway.**

11' 0" x 2' 10" (3.35m x .87m)

Tiled flooring, uPVC double obscured door leading to road. uPVC double glazed door to rear garden, doors leading to bathroom.

**Bedroom One**

11' 7" x 14' 8" (3.53m x 4.48m)

Fitted carpets, 3 uPVC double glazed windows to front. Walk in storage cupboard, cupboard housing gas and electric meter. Coving, double panel radiator.

**En suite**

6' 8" x 5' 1" (2.02m x 1.56m)

Tiled flooring, tiled throughout. Sky light. Bath with shower above. Double panel radiator. Wash hand basin, w.c

**Bedroom 2**

12' 4" x 10' 6" (3.77m x 3.19m)

Smooth ceiling and walls. Fitted carpets, radiator.

**Family Bathroom**

7' 0" x 4' 4" (2.13m x 1.33m)

Tiled flooring, tiled walls, extractor fan, chrome heated towel rail. Walk in electric shower, wash hand basin, w.c.

**Storage room**

14' 7" x 7' 7" (4.45m x 2.31m)

Leading from hallway. Smooth ceilings and walls. carpet. Wall mounted electric radiator.

**Outside storage**

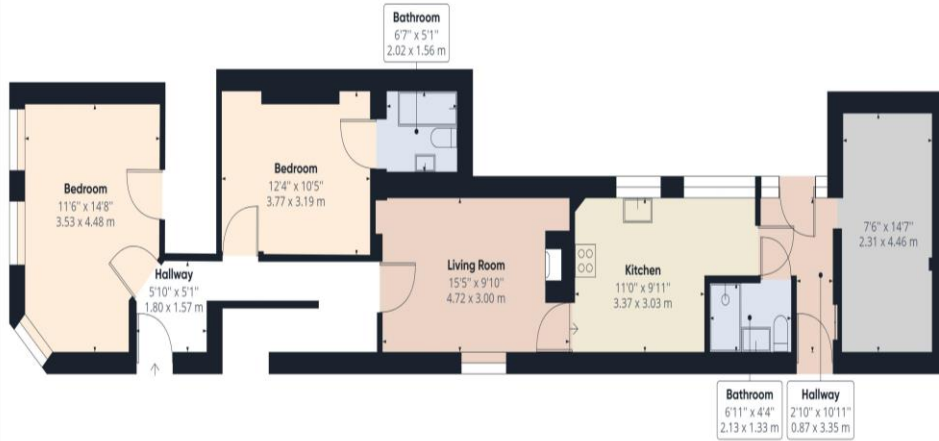
Wall mounted Worcester combi boiler, lighting, tiled walls.

**Rear garden**

Enclosed via fencing, artificial grass.



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>  
801.93 ft<sup>2</sup>  
74.50 m<sup>2</sup>

(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 & THE VALE

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