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MR HOMES
SALES & LETTINGS



Mostyn Road,
Ely, Cardiff
CF5 4QE

Guide Price £170,000 to £180,000
Freehold

Mostyn Road Ely, Cardiff, CF5 4QE

Overview

- **NO CHAIN!!!**
- LANDLORD/ INVESTORS ONLY
- CURRENT TENANTS PAYING £895.00 PCM
- LARGE CORNER PLOT
- WRAP AROUND GARDENS
- PRIVATE GATED DRIVEWAY
- BAY FRONTED
- 3 BEDROOMS
- uPVC D/G & GAS C/H
- FREEHOLD



NO CHAIN!!!

**LANDLORD / INVESTORS ONLY -
CURRENT TENANTS PAYING £895.00
PER CALENDAR MONTH –
ACHIEVING AN AVERAGE OF
6.1% ANNUAL RENTAL YIELD**

MR Homes are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home that sits on a Large Corner Plot, the Property comprises in brief; Entrance Hallway, Spacious Lounge, 19ft Kitchen/Diner, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. The Front, Side & Rear Wrap Around Gardens are Enclosed by Mature Bushes. There is also a Private Gated Driveway. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = D.

Council Tax Band = C.

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

Entrance Hallway

Lounge

15' 5" x 13' 8" (4.70m x 4.16m)

Kitchen/Diner

18' 8" x 10' 3" (5.69m x 3.12m)

1st Floor Landing with Access to Insulated Loft

Bedroom 1

13' 0" x 10' 2" (3.96m x 3.10m)

Airing cupboard housing Ultimate3 30c Combi-Boiler

Bedroom 2

11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom 3

8' 1" x 7' 7" (2.46m x 2.31m)

Family Bathroom

7' 6" x 5' 10" (2.28m x 1.78m)

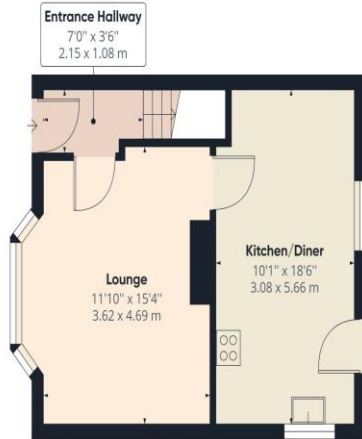
Front Garden - Enclosed

Side Garden - Enclosed

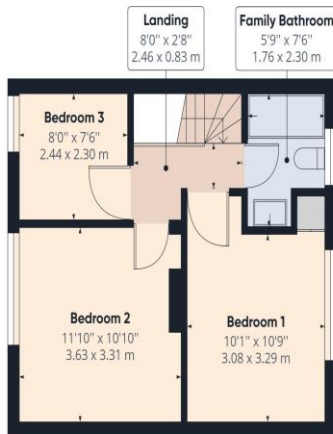
Rear Garden - Enclosed

Private Driveway Enclosed by Double Gates

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 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

807.80 ft²
75.05 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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