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Homes House

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**MR HOMES**  
SALES & LETTINGS



Mathew Walk,  
Llandaff,  
Cardiff CF5 2QW

Guide Price £130,000 to £140,000  
Leasehold – 953 Years Remaining



# Mathew Walk

## Llandaff, Cardiff, CF5 2QW

### Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 1x DOUBLE BEDROOM 1st FLOOR MAISONETTE
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- MODERN BATHROOM SUITE
- SOLAR PANELS (OWNED) EARNING VENDOR APPROX. £1800 PER YEAR \*As Advised by Vendor
- A PEPPERCORN GROUND RENT OF £0\*
- SERVICE CHARGES ARE NIL/£0\*
- LEASEHOLD 999 YEARS FROM 25 MARCH 1977 – 953 Years Remaining



NO CHAIN!!! MOVE STRAIGHT INTO THIS VERY WELL PRESENTED 1x DOUBLE BEDROOM MAISONETTE - PRIVATE ENTRANCE - STAIRCASE TO 1st FLOOR APARTMENT - SPACIOUS L-SHAPED LOUNGE/DINER - FITTED KITCHEN - MODERN BATHROOM SUITE - ALLOCATED PARKING SPACE - NEW COMBI-BOILER WITH 5 YEAR WARRANTY (fitted 1 YEAR APPROX.) - SOLAR PANELS WHICH ARE OWNED AND GENERATE AN INCOME OF £1800\* PER YEAR APPROX \*as advised by vendor - PEPPERCORN GROUND RENT = £0\* - SERVICE CHARGES = £0\* - VERY LONG LEASE with 953 YEARS REMAINING.

**MR HOMES** Offer **FOR SALE** with No Ongoing Chain this 1-Bedroom Maisonette situated to the 1st Floor and comprises in brief; Enter via uPVC Door into Stairwell that leads up to the 1st Floor Landing, L-Shaped Lounge/Diner, Fitted Kitchen, Modern Bathroom Suite & a Spacious Double Bedroom with Fitted Cupboard. There is an Allocated Parking Space Directly to the Rear of this Property. The Property Benefits from; uPVC Double Glazing Windows, a Newly Installed Main Eco Compact 25kw Combi-Boiler (fitted 1 Year Approx\*. with 4 Years Remaining on Warranty), A Peppercorn Ground Rent of £0\* Service Charges of £0\*

Leasehold = 953 Years Remaining Approx.

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

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



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**Entrance & Staircase to Landing 3' 4" x 2' 11" (1.02m x 0.89m)**

Enter via uPVC Obscured D/g Door, Fitted Carpet, Radiator, Cupboard housing Gas Meter, Staircase to First Floor Landing.

**First Floor Landing 9' 1" x 2' 9" (2.77m x 0.84m)**

Fitted Carpet, uPVC D/g Window to Side, Hatch to Insulated & Partially Boarded Loft via Attached Ladders. Doors to Lounge/Diner, Bedroom & Bathroom.

**Lounge/Diner - L-Shaped 17' 1" max x 12' 0" (5.20m x 3.65m)**

Fitted Carpet, uPVC D/g Window to Front, Radiator, Dado Rail, Coving, Door to Fitted Cupboard & Door to Kitchen.

**Kitchen 13' 0" x 5' 11" (3.96m x 1.80m)**

Laminate Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, 4x Ring Ceramic Hob with Extractor Hood Over, Electric Oven, Sink, Quarter Bowl & Drainer with Mixer Tap Over, Radiator, Coving, uPVC D/g Window to Rear. Wall Mounted Main Eco Compact 25 Combi-Boiler - Fitted 1 Year Approx. 4 Year Left on Warranty.

**Double Bedroom 12' 1" x 9' 1" (3.68m x 2.77m)**

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Coving, Door to Storage Cupboard. Wall Mounted, Electricity Meter, Electric RCD Consumer Unit & Solar Panel Isolation Switch.

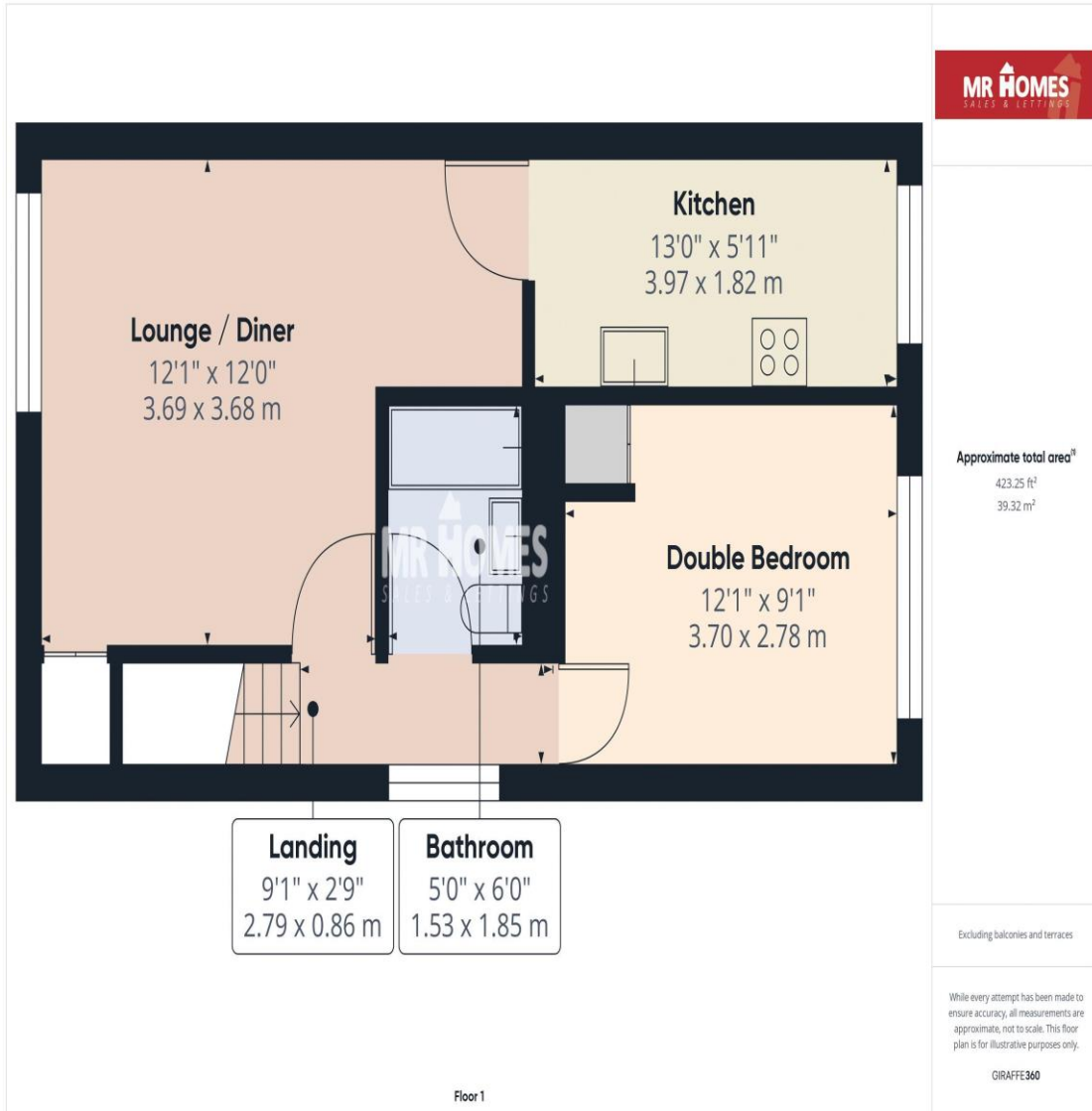
**Bathroom Suite 6' 0" x 5' 0" (1.83m x 1.52m)**

Tiled Flooring, Panel Bath with Electric Shower Over, Pedestal Wash Hand Basin with Hot and Cold Taps Over, Close-Coupled W.c, Wall Mounted Electric Extractor Fan, Radiator, Walls Tiled Up to Half-Height & Ceiling Height Around Bath & Shower.

**Allocated Parking Space Directly to Rear of Flat**



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.



## CARDIFF WEST

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