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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Harold Street,  
Roath,  
Cardiff CF24 1PA

Guide Price £140,000 to £150,000  
Freehold



# Harold Street Roath, Cardiff, CF24 1PA

## Overview

- NO CHAIN!!!
- MODERN OPEN-PLAN LIVING
- LOUNGE
- KITCHEN/DINER
- SPACIOUS BEDROOM
- SPACIOUS BATHROOM
- ENCLOSED GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- CURRENTLY TENANTED - PAYING £695 PCM
- FREEHOLD

NO CHAIN!!! - RARELY AVAILABLE - A MODERN 1-BEDROOM HOUSE - OPEN-PLAN MODERN LIVING - SOUTH FACING PRIVATE GARDEN - LOUNGE OPEN-PLAN TO KITCHEN/DINER - LANDING - DOUBLE BEDROOM - SPACIOUS BATHROOM - FREEHOLD - NB: CURRENT TENANT PAYS £695.00 PCM = 5.6% ANNUAL RENTAL YIELD –

**MR HOMES** Offer **FOR SALE** this 1-Bedroom House with a South Facing Private & Enclosed Garden. The Property comprises in brief; Lounge/Sitting Room Open-Plan to the Kitchen/Diner, Staircase to the 1st Floor, A Double Bedroom & a Spacious Bathroom. The South Facing Rear Garden is Private, Low-Maintenance & Enclosed. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Atlantic 24Kw Combi-Boiler.

EPC Rating = C.  
Council Tax Band = D.

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

FREE MORTGAGE ADVICE  
AVAILABLE UPON REQUEST WITH  
OUR SISTER COMPANY **INFIMO...**



**Lounge - Open-Plan to Kitchen**  
*13' 11" x 10' 7" (4.24m x 3.22m)*

**Kitchen/Diner with Patio Doors to Enclosed Garden**  
*15' 0" x 11' 5" (4.57m x 3.48m)*

**Landing**

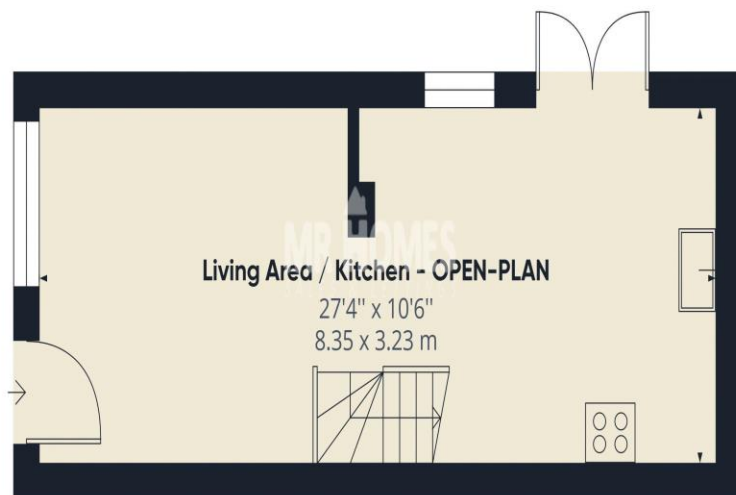
**Double Bedroom**  
*12' 4" x 10' 9" (3.76m x 3.27m)*

**Bathroom**  
*7' 10" x 7' 3" (2.39m x 2.21m)*

**Rear Garden - Low-Maintenance, Enclosed & South Facing**

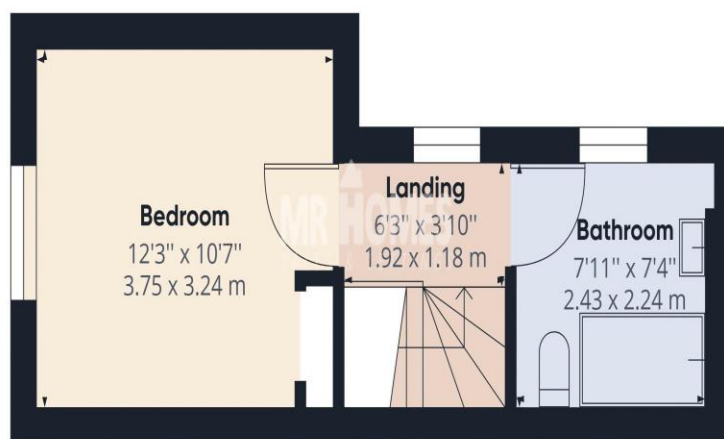


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

Approximate total area<sup>(1)</sup>  
503.52 ft<sup>2</sup>  
46.78 m<sup>2</sup>



Floor 1

(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

Homes House,  
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