

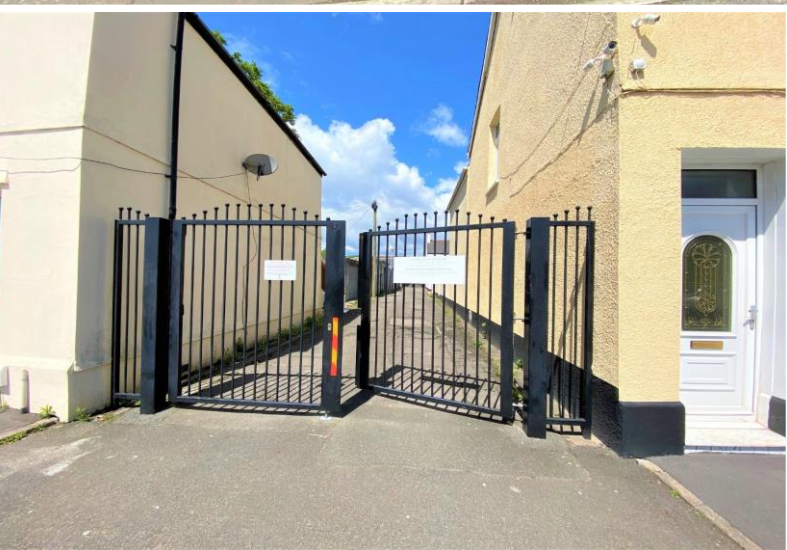
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253 Cowbridge Road West,  
Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



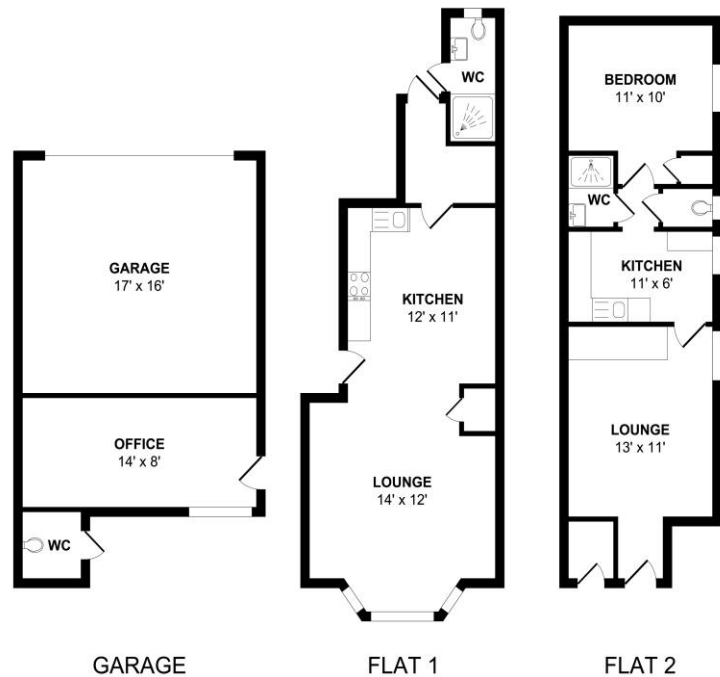
Clive Street,  
Grangetown,  
Cardiff CF11 7HN

GUIDE PRICE: £325,000  
Freehold

# Clive Street Grangetown, Cardiff, CF11 7HN

## Overview

- INVESTMENT OPPORTUNITY
- 11.9% ANNUAL RENTAL YIELD APPROX.
- 3 SELF CONTAINED FLATS
- 3x ROOMS
- SHARED SHOWER to 1st FLOOR
- 3x STOREYS
- LARGE GARAGE TO REAR
- REAR LANE GATED & LOCKED
- FULLY FREEHOLD



INVESTMENT OPPORTUNITY ACHIEVING A 11.9% ANNUAL RENTAL YIELD APPROX. - 6x FLATS - ALL FLATS ARE OCCUPIED AND MANAGED BY HAFREN PROPERTIES - LARGE 17ft x 16ft GARAGE & LARGE 14ft x 8ft OFFICE TO REAR - LANE TO REAR IS GATED & LOCKED. FREEHOLD.

**MR HOMES** are bringing to the Market **FOR SALE** this Substantial Investment Opportunity; Attached are Floorplans of this Converted Property into Self Contained Flats, Bedsits, & Rooms. Ground Floor comprises of 2x Self Contained Flats. First Floor are 3x Bedsits/Rooms Sharing a Shower Room & W.c. and to the Second Floor is a 3rd Self Contained Flat. To the Rear is a Large 14ft x 8ft Office with W.c and a Large 17ft x 16ft Garage. uPVC Double Glazing Windows, Gas Central Heating and Electric Heating.

**EPC Ratings = Flat 1 = C - Flat 2 = C. Room 3, 4 & 5 = D. Flat 6 = E.**

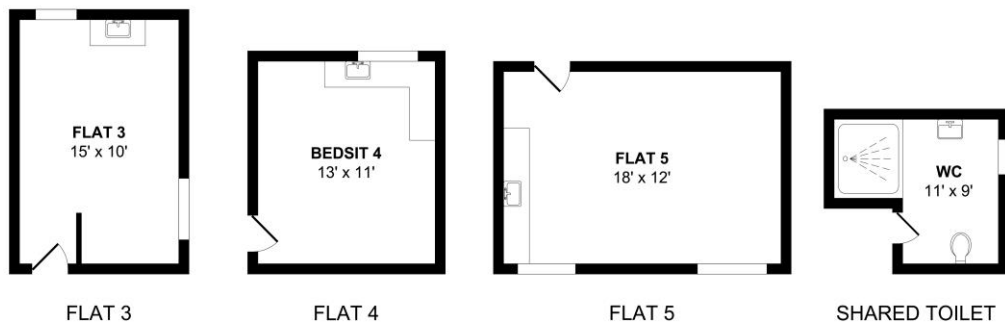
**Council Tax Bands = B.**

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

**\*\*\* Prime Location \*\*\***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links

To submit your offer, please visit: **Make an Offer** ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team



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

## GROUND FLOOR

### **FLAT 1 - Currently Tenanted = £600.00 PCM**

28' 2" x 13' 6" max (8.58m x 4.11m)

Open-Plan - Lounge/Bedroom/Kitchen Doors to Rear Lobby, Shower Room & Communal Rear Garden. Ideal Exclusive 24 Combi-Boiler.

### **FLAT 2 - Currently Tenanted = £650.00 PCM**

15' 6" x 10' 4" (4.72m x 3.15m)

Lounge - Door to Kitchen

### **Flat 2 - Kitchen**

10' 7" x 6' 3" (3.22m x 1.90m)

Door to Mid/Rear Lobby Doors to: Bedroom, Shower Cubicle, Separate W.c & Rear Communal Garden

### **Flat 2 - Bedroom**

10' 11" x 5' 3" (3.32m x 1.60m)

Cupboard housing Domi Condens HE26C Combi-Boiler.

## FIRST FLOOR

### **ROOM 3 - Currently Tenanted = £525.00 PCM**

15' 3" x 10' 1" (4.64m x 3.07m)

OPEN-PLAN ROOM - SHARES SHOWER ROOM & W.C

### **BEDSIT 4 - Currently Tenanted = £525.00 PCM**

13' 0" x 11' 0" (3.96m x 3.35m)

SHARES SHOWER ROOM & W.C

### **BEDSIT 5 - Currently Tenanted = £550.00 PCM**

18' 0" x 12' 0" (5.48m x 3.65m)

SHARES SHOWER ROOM & W.C

## SECOND FLOOR

### **FLAT 6 - Currently Tenanted = £600.00 PCM**

18' 2" x 13' 11" (5.53m x 4.24m)

### **ENCLOSED FRONT TERRACE**

### **ENCLOSED REAR COMMUNAL GARDEN (FLATS 1 & 2)**

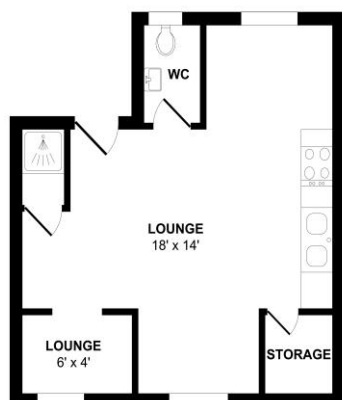
### **OFFICE TO REAR**

14' 5" x 7' 7" (4.39m x 2.31m)

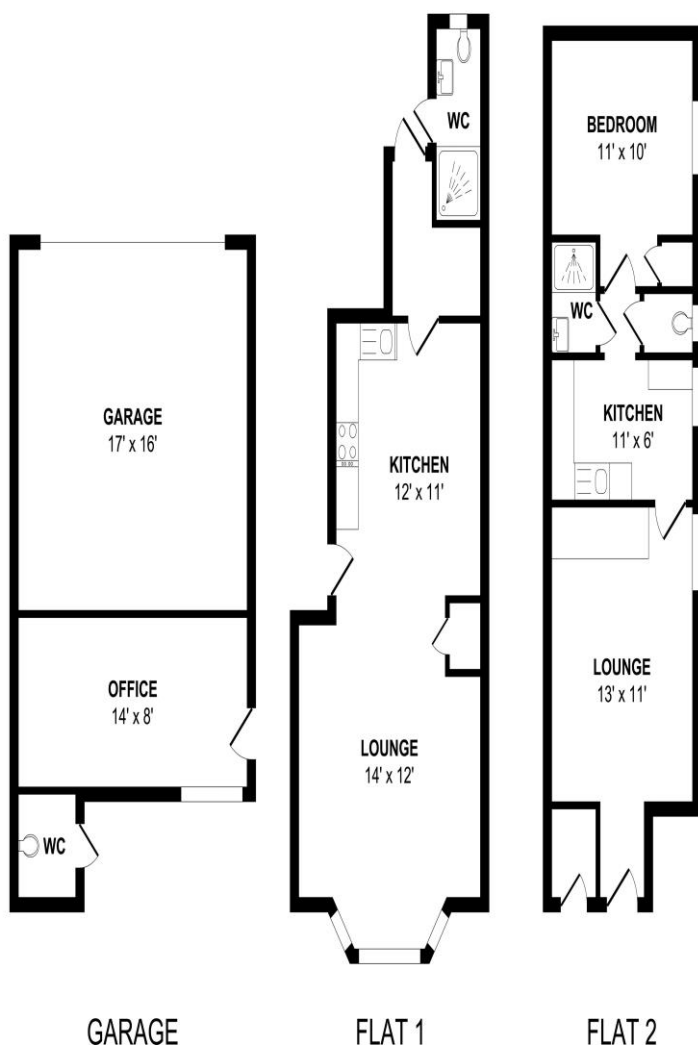
### **GARAGE & OUTSIDE W.C**

16' 1" x 13' 9" (4.90m x 4.19m)

Roller Shutter - Power & Lighting - Accessed via a Locked Gated Lane.



FLAT 6



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## CARDIFF & THE VALE

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