

Dogfield Street, Cathays, Cardiff, CF24 4QL.



PRICE: £250,000 Freehold

- Five bedroom HMO
- Bay fronted
- No chain
- Ideal investment opportunity
- Close to local amenities
- EPC Rating - D

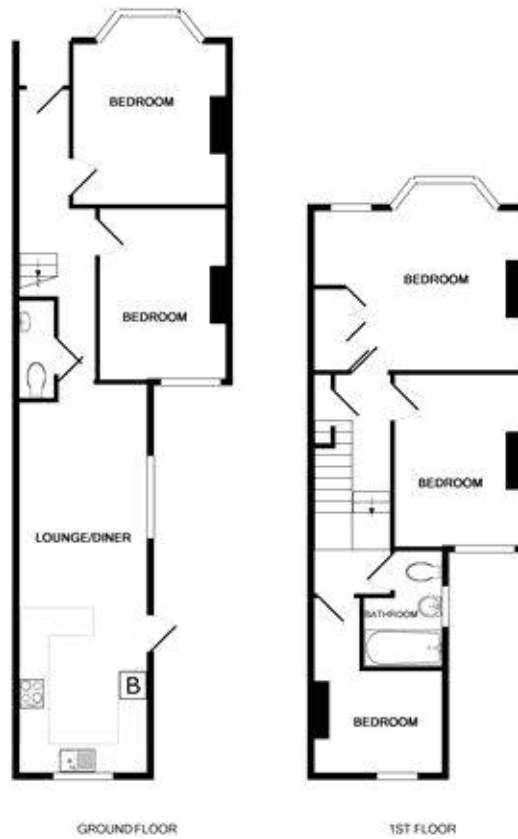


Call our Roath office: 029 2048 4898

Email: roath@moginiejames.co.uk

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A very well presented five bedroom HMO situated in close proximity to a variety of local amenities. The accommodation comprises: entrance hall, wc, two bedrooms/reception rooms and modern kitchen/dining/ living area on the ground floor and there are three more bedrooms and a bathroom on the first floor. To the outside is a low maintenance rear garden. Being sold with no onward chain this would make an ideal investment.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor:

Storm Porch: With tiled floor and partially tiled walls. Leading to:

Entrance Hall: Entered via an obscure single glazed wooden front door with single glazed top section, parquet floor and stairs to the first floor. Doors to:

Under Stairs Wc: With vinyl floor and suite comprising: wash hand basin and wc. Extractor fan.

Bedroom One/Reception Room: 13'2" (4.01) (max, into bay) x 10'10" (3.3) (max, into alcove). With parquet floor, fireplace and upvc double glazed bay window to the front.

Bedroom Two/Reception Room: 12' (3.66) x 9' (2.74) (max, into alcove). With laminate floor and upvc double glazed window to the rear.

Kitchen/Dining/Living Area: 26'11" x 9'2" (8.2m x 2.8m). With tiled floor throughout. The dining/living area with upvc double glazed window to the side and obscure upvc double glazed door to the side leading to the rear garden. The kitchen area has a range of wall and floor level units, 1 1/2 bowl stainless steel sink and drainer, integrated oven, 4 ring gas hob, extractor fan over, wall mounted combination boiler, tiled splash back, space for under counters fridge and freezer, space for washing machine, extractor fan and upvc double glazed window to the rear.

First Floor:

Landing: A split level landing with fitted carpet, storage cupboard and access hatchway to the loft. Doors to:

Bedroom Three: 14'7" (4.45) (max, into alcove) x 13'2" (4.01) (max, into bay). With laminate floor, built in wardrobe, upvc double glazed window to the front and upvc double glazed bay window to the front.

Bedroom Four: 12'1" x 9' (3.68m x 2.74m). With laminate floor and upvc double glazed window to the rear.

Bedroom Five: 12'4" (3.76) x 9'3" (2.82) (max, into alcove). With laminate floor and upvc double glazed window to the rear.

Bathroom with wc: With vinyl floor, partially tiled walls and suite comprising: panelled bath with electric shower over, wash hand basin and wc. Extractor fan and towel radiator and obscure upvc double glazed window to the side.


Outside:

Front Garden: Enclosed tiled forecourt and tiled pathway leading to the storm porch.

Rear Garden: Enclosed garden and pedestrian gate to the rear.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

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