



PRICE: £485,000 Freehold

- Three story terraced house
- Nine bedroom HMO
- Close proximity to Student Union
- Well presented
- Let until July 2020 for £3,200 - pcm
- EPC Rating - D



Call our Roath office: 029 2048 4898

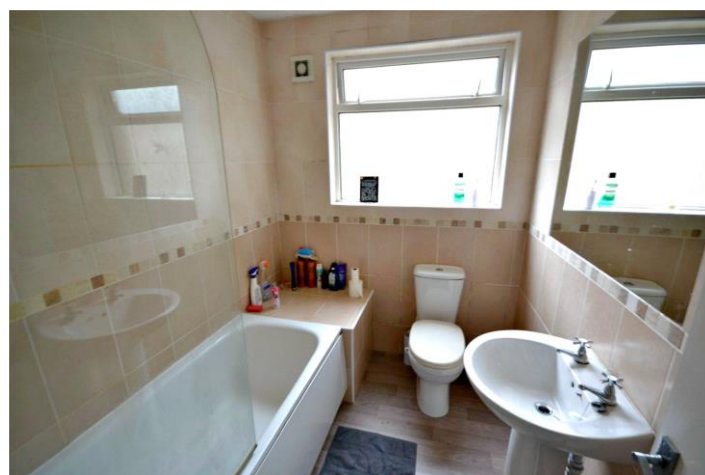
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MOGINIE
JAMES

A very well presented 9 bedroom HMO located in the heart of Cathays - LET until July 2020 at £3,200 per calendar month, in close proximity to a variety of local amenities and Universities. The accommodation comprises: entrance hall, two rooms used as bedrooms and communal kitchen/living area on the ground floor, there are four bedrooms, a shower room, bathroom and additional wc on the first floor and three bedrooms and a wc to the top floor. 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: Leading to:

Entrance Hall: Entered via partial obscure upvc double glazed front door, wood effect laminate floor and stairs to the first floor. Doors to:

Room One: T.B.C.. With fitted carpet and upvc double glazed bay window to the front with obscure double glazed top section.

Room Two: 12'2" (3.7) (max) x 11'4" (3.45) (max). With fitted carpet and upvc double glazed window to the rear.

Open Plan Kitchen/Living Area: 32'3" x 10'7" (9.83m x 3.23m). The kitchen area has tiled floor and a range of wall and floor level units, roll top work surface, 2 stainless steel sinks with drainers and mixer taps over, two 4 ring gas stainless steel hobs, 2 fan assisted ovens below, 2 stainless steel extractor hoods over, washing machine, 2 fridge/freezers, tiled splash back, wall mounted boiler, inset ceiling spotlights, 4 upvc double glazed windows to the side and upvc double glazed French doors to the rear garden. The living area has wood effect laminate floor.

First Floor:

Landing: A split level landing with fitted carpet. Doors to:

Room Three: 15'9" (4.8) (max, into bay) x 12'2" (3.7) (max, into alcove). With fitted carpet and wooden framed and glazed bay window to the front with obscure glazed top section.

Room Four: 12'4" (3.76) (max) x 11'5" (3.48) (max, into alcove). With fitted carpet and upvc double glazed window to the rear.

Room Five: 12'5" (3.78) (max) x 7'1" (2.16) (max). With fitted carpet and wooden framed and glazed window to the front with obscure glazed top section.

Wc: With wood effect vinyl floor, tiled walls and suite comprising: wall mounted wash hand basin and low level wc. Obscure upvc double glazed window to the side.

Bathroom with wc: With wood effect vinyl floor, tiled walls and suite comprising: panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and low level wc. Obscure upvc double glazed window to the side.

Shower Room with wc: With wood effect vinyl floor, tiled walls and suite comprising: corner shower cubicle with electric shower over, pedestal wash hand basin and low level wc.

Room Six: 10'3" x 8'1" (3.12m x 2.46m). With fitted carpet and upvc double glazed window to the rear.

Second floor:

Stairs and Landing: The stairs have fitted carpet and upvc double glazed window to the rear. The landing has fitted carpet. Doors to:

Room Seven: 12'6" (3.8) x 9'8" (2.95) (max, into alcove). With fitted carpet and wooden framed and glazed window to the front with obscure top section.

Room Eight: 12'5" x 7'4" (3.78m x 2.24m). With fitted carpet and wooden framed and glazed window to the front.

Room Nine: T.B.C.. T.B.C.

Wc: With suite comprising: wall mounted wash hand basin and wc.

Outside:

Front Garden: Paved forecourt and entrance pathway to the storm porch.

Rear Garden: Low maintenance garden.

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	81
(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.

Accreditations & Partners

