



Countisbury Avenue, Llanrumney, Cardiff, CF3 5SP

£75,000



- Sold with tenant in situ
- Two Bedrooms
- Excellent Location
- No Onward Chain
- Generous Living Space
- Investment Opportunity
- EPC Rating F

Description...

****SOLD WITH TENANT IN SITU** ** INVESTMENT OPPORTUNITY** **NO ONWARD CHAIN** **FIRST FLOOR FLAT**** James Douglas Sales and Lettings are excited to market this spacious first floor flat situated in the popular village of Llanrumney, Cardiff. Featuring a generous lounge/diner, compact kitchen, two bedrooms and contemporary bathroom, this property is perfect if you're looking for an investment opportunity!

Tenure: Leasehold

Service Charge Per Annum:

Ground Rent Per Annum:

Lease Length:

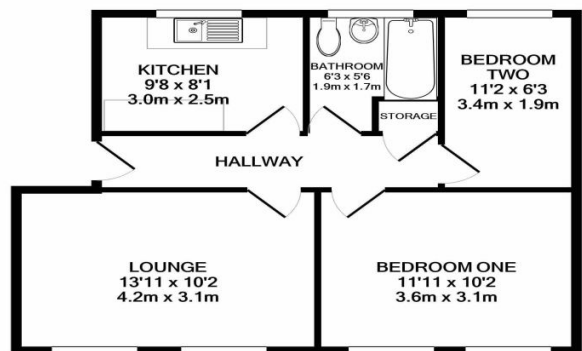
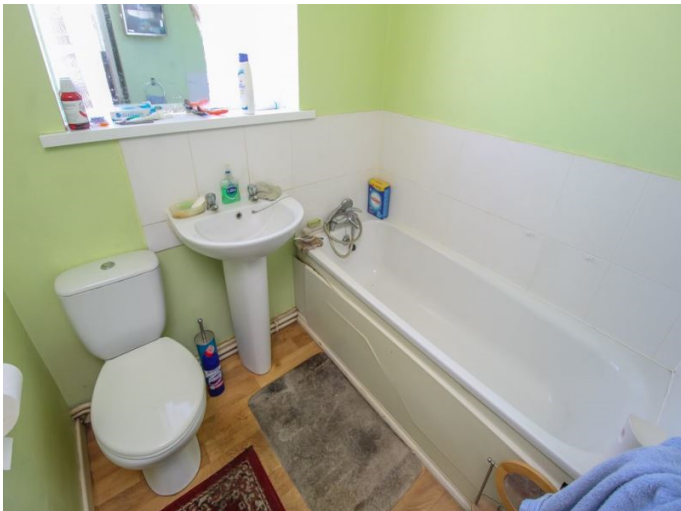
Note: This property is currently achieving a rental income of £425PCM.

After entering through the front door you reach the entrance hallway, with flooring laid to carpet, a fitted storage cupboard and doors providing access to all rooms. The lounge/diner benefits from a light and airy feel, with two windows to the front aspect, flooring laid to carpet and a feature fire place. The kitchen benefits from matching wall and base units, spaces for an electric oven, washing machine and fridge/freezer, fitted stainless steel sink and drainer, tiled splash backs, wall-mounted gas combination boiler, fitted in-set storage cupboard, vinyl laid flooring and a window to the front aspect. Bedroom one is situated to the front of the property and currently accommodates a double bed, with two windows to the front aspect and flooring laid to carpet. Bedroom two is a generously-sized single bedroom, with flooring laid to carpet and a window to the rear aspect. The bathroom benefits from a three-piece suite, comprising; low-level W.C, pedestal wash hand basin and panelled bath with shower over and tiled surround. The bathroom also features vinyl laid flooring and a window to the rear aspect.

Accommodation...

- Entrance Hallway
- Lounge/Diner
4.24m (13'11") x 3.11m (10'3")
- Kitchen
2.95m (9'9") x 2.46m (8'1")
- Bedroom One
3.64m (12'0") x 3.10m (10'3")
- Bedroom Two
1.90m (6'3") x 3.41m (11'3")
- Bathroom
1.90m (6'3") x 1.67m (5'6")



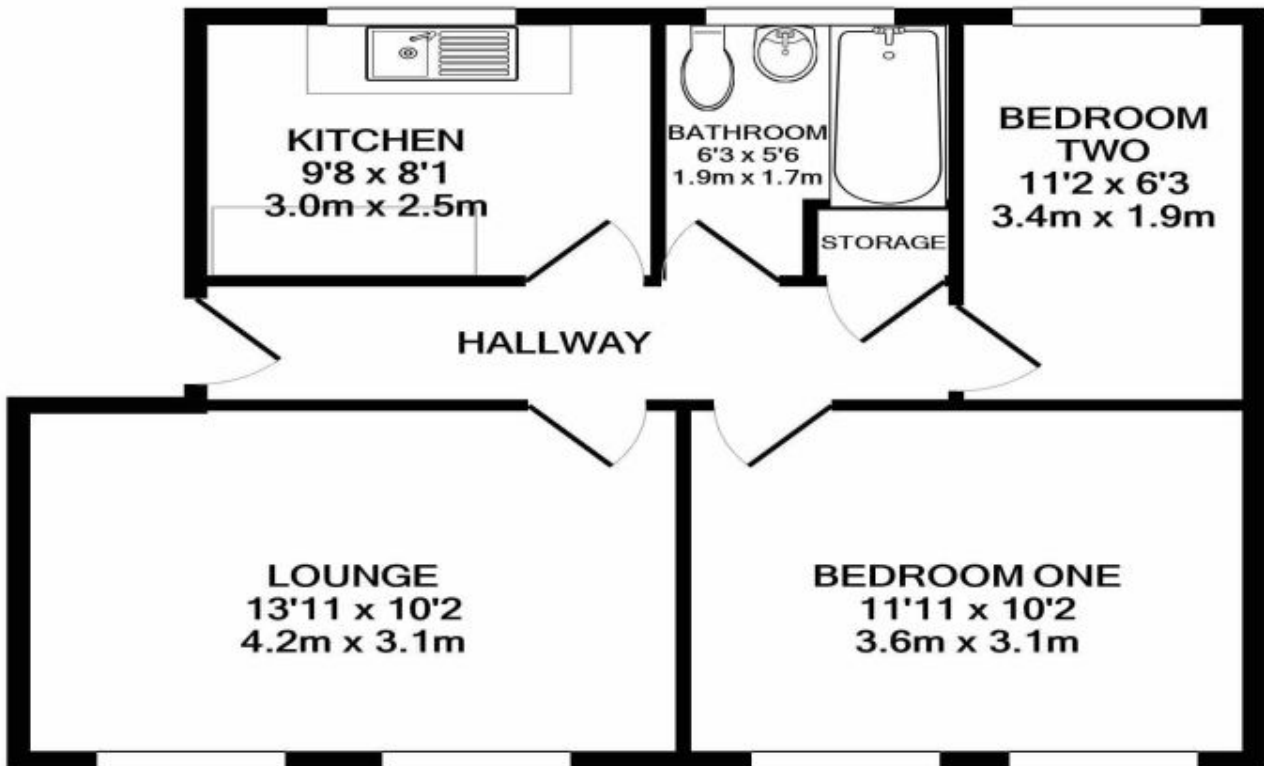


TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.5 SQ.M.)

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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Floorplan



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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53
21-38	F	24	
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	