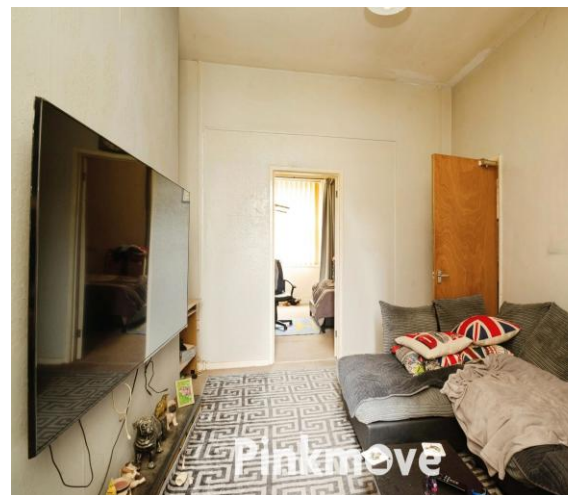




Caerau Road

£230,000

- Investment Opportunity with Tenants in Situ
- Self-Contained Ground Floor One-Bedroom Flat
- Self-Contained First Floor Two-Bedroom Flat
- Separate Utilities for Each Apartment
- Large Rear Garden
- EPC Rating: D



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Pinkmove

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About the property

Flat 1 - Ground Floor Apartment (1 Bed, 1 Bath, Kitchen & Lounge CT B and EPC rating awaited)

This well-proportioned one-bedroom ground floor flat forms part of a former terraced house converted into two self-contained flats approximately 20 years ago. Sold with a tenant in situ, the property offers an immediate rental income and an excellent investment opportunity.

The accommodation comprises an entrance hall, spacious double bedroom, lounge, fitted kitchen and bathroom. A particular highlight is the generous rear garden, providing outdoor space rarely available with similar flats.

The property benefits from independent utility supplies, allowing for straightforward management and individual billing. Conveniently located close to local amenities, schools, transport links and commuter routes, the flat offers strong rental appeal and long-term investment potential.

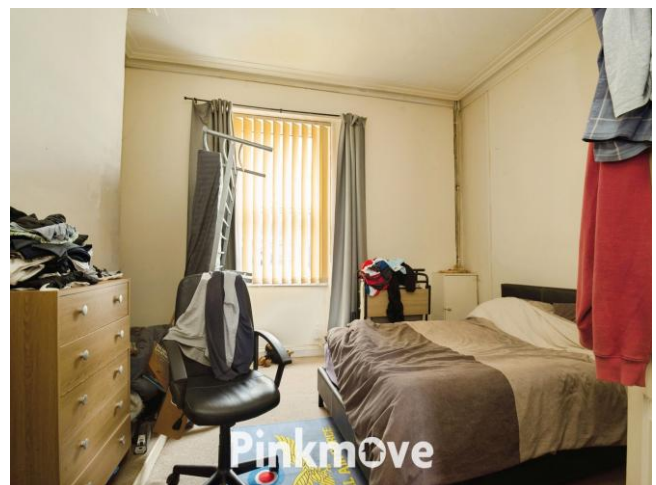


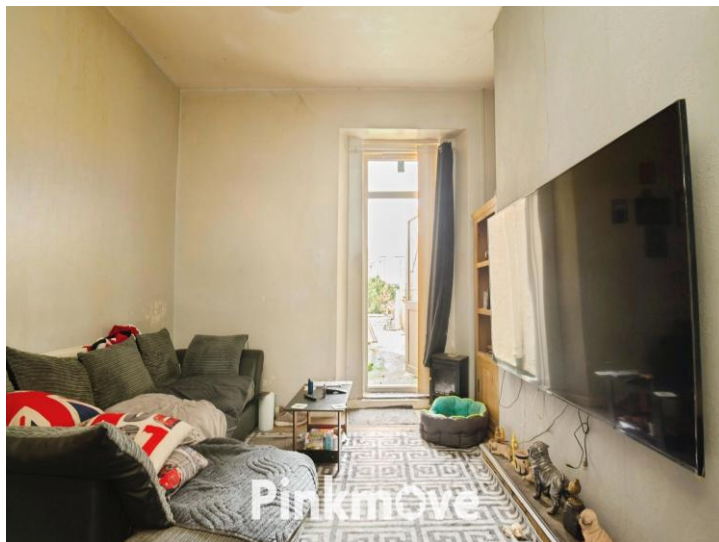
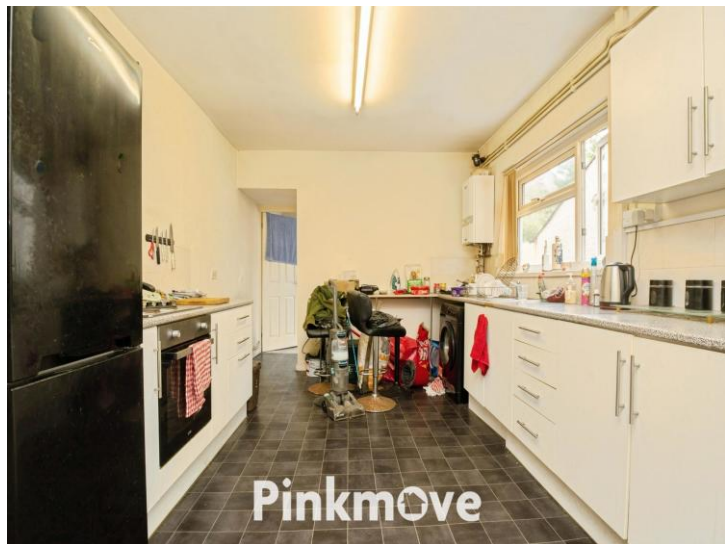
Flat 2 - First Floor Apartment (2 Bed, 1 Bath, Kitchen & Loft space CT B and EPC rating D)

Occupying the upper floors, this spacious two-bedroom flat is sold with a tenant in situ, providing an immediate income stream and ready-made investment opportunity.

The accommodation comprises, two double bedrooms, fitted kitchen and shower room, together with access to a substantial loft space on the second floor providing useful storage. The generous room sizes and versatile layout appeal to a wide range of tenants.

The flat also benefits from independent utility supplies, enabling straightforward management.





Accommodation

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)

Kitchen

16' 2" x 10' 4" (4.93m x 3.15m)

Bathroom

Bedroom 1

13' 8" x 11' 11" (4.17m x 3.63m)

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m)

Shower Room

8' 4" x 7' 8" (2.54m x 2.34m)

Bedroom 2

11' 10" x 11' 7" (3.61m x 3.53m)

Bedroom 3

17' 6" x 12' 8" (5.33m x 3.86m)

Loft Space

22' 7" x 17' 9" (6.88m x 5.41m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:

The vendor is selling the Freehold title which contains two flats that are not individually registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved. Please refer to individual descriptions for confirmation of EPC ratings and Council Tax Bands associated with each.

Floorplan



Total floor area 146.2 sq.m. (1,573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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