

Pyle Road

CAERAU, CARDIFF, CF5 5JA

GUIDE PRICE £119,950

**Hern &
Crabtree**



Pyle Road

A fantastic opportunity for first-time buyers looking to get onto the property ladder or investors seeking a buy-to-let purchase.

Situated on a quiet no-through road in Caerau, this well-maintained three-bedroom duplex maisonette is ready for its next owner to move straight into.

The accommodation briefly comprises an entrance hall, a spacious lounge, and an open-plan kitchen/dining room on the ground floor, with rear access to the communal garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

There is a large lawn communal garden area to the rear and parking is available to the front of the property on a first-come, first-served basis.

Michaelston Court is conveniently located on Pyle Road in Caerau, offering easy access to local amenities, schools, and transport links, making it an ideal choice for a range of buyers.



Approx 935.00 sq ft

Council Tax Band: B

Entrance

Entered via a pvc front door, wood laminate flooring.

Living Room

double glazed window to the front, radiators, coved ceiling, wood fire surround, wood laminate flooring.

Kitchen

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with electric oven and grill, space and plumbing for a washing machine, integrated dishwasher, cupboard housing the combination boiler, radiator, tiled floor.

Under stairs Storage

Fuse box and currently housing the freezer.

First Floor Landing

Coved ceiling, storage cupboard.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobe.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the rear, bath with shower attachment, w.c and wash hand basin, radiator, tiled walls, vinyl floor.

Communal Garden

Large communal gardens,

Tenure and Charges

We have been advised the property is leasehold with the lease running for 125 years from 1/4/1985, with 83 years remaining on the lease.

Annual Ground Rent £ 10

Service and Maintenance Charges £ 65 per month

Villages management company.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

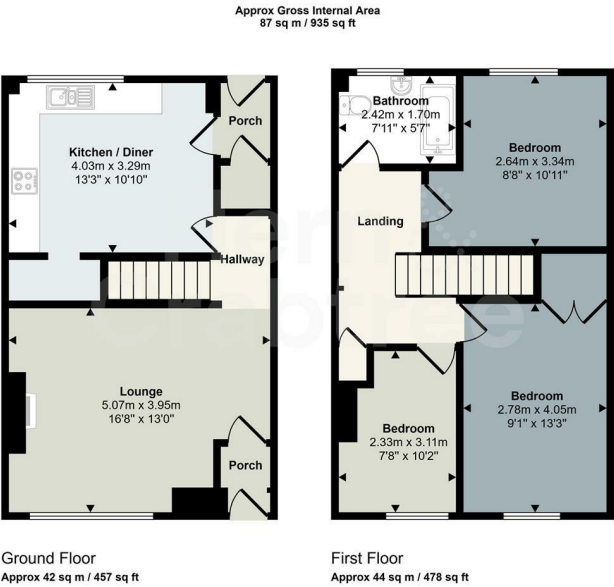
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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