

Laleston Close

CAERAU, CARDIFF, CF5 5HY

GUIDE PRICE £60,000

**Hern &
Crabtree**



Laleston Close

No Chain. Situated in a quiet cul-de-sac in Caerau, this top-floor flat offers an excellent opportunity for first-time buyers or investors looking to modernise a property to their own taste.

Conveniently located close to a range of local amenities, including shops, schools, a leisure centre, parks and public transport links, the property also benefits from easy access to the M4 via Culverhouse Cross.

The accommodation briefly comprises a communal entrance hallway, private entrance hall, spacious lounge, kitchen, two bedrooms and bathroom. Additional benefits include on-street parking to the front, communal gardens to the rear.

Requiring full modernisation, the property offers plenty of potential for improvement and personalisation. With low monthly charges and a convenient location, it presents an appealing opportunity for buyers seeking an affordable first home or investors looking for their next project.



Approx 572.00 sq ft

Council Tax Band: A

Entrance

Entered via a communal security entrance door. Stairs to the third floor. Wooden door into the apartment.

Hallway

Security entrance phone. Loft access hatch.

Bedroom Two

Double glazed window to the front. Electric radiator.

Lounge/Dining Room

Two double glazed windows to the front. Electric radiator. Dado rail.

Bedroom Three

Double glazed window to the rear. Electric radiator.

Bathroom

Bath with shower, w/c and wash hand basin. Heater. Tiled splashbacks.

Kitchen

Double glazed window to the rear. Wall and base units with laminate worksurfaces. Four ring integrated electric hob and oven. Stainless steel sink and drainer. Space and plumbing for a washing machine. Tiled splashback. Laminate flooring. Cupboard housing water tank.

Bedroom One

Disclaimer

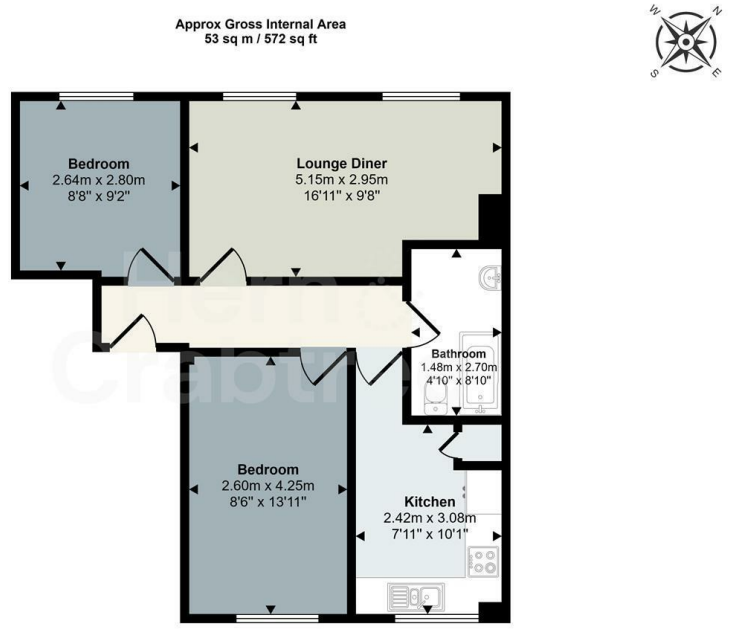
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information and Tenure

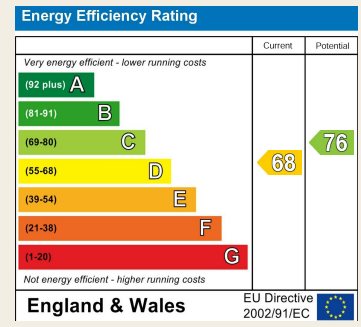


Good old-fashioned service with a modern way of thinking.



Floorplan

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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