

BR1661/0125

FOR SALE LAYTONIA AVENUE GABALFA CARDIFF INVESTMENT PROPERTY ASKING PRICE £ 375,000



**MAIN FEATURES
INCOME PRODUCING
INVESTMENT PROPERTY
COMPRISING
THREE SEPARATELY SERVICED
SELF CONTAINED FLATS
FREEHOLD**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

BR1661

LAYTONIA AVENUE GABALFA CARDIFF CF14 3BQ

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this forecourt and bay fronted, three storey, end of terrace investment property, comprising three self contained flats.

Laytonia avenue is located in a small side street immediately adjacent to the Gabalfa Interchange (A470 / A48) with vehicular and pedestrian access gained directly off North Road.

The heath Hospital Complex is short walk away and there is easy access to Cardiff's main distributor roads and the City Centre, making it an ideal location for letting.

GROUND FLOOR

& EXTERIOR;-

Front forecourt, communal entrance and staircase to the upper parts, utilities meter cupboard, enclosed rear yard with fire escape from the upper floor.

GROUND FLOOR FLAT;-

Comprising a Lounge, kitchen / utility room, one bedroom and a bathroom.
Lounge 15'6" x 13'3" front facing walk in bay window, feature fireplace.
Kitchen / utility room 12'6" x 6'5" plus 12' x 5'4" & 6'3" x 5'4" fitted kitchen and dining area.
Bedroom 13'10" x 12'5" rear facing window.
Bathroom with bath and shower above, wc and wash hand basin.
Passing rent £ 800-00 p/c/m

FIRST FLOOR FLAT;-

The accommodation comprises an entrance hall, lounge, two bedrooms, kitchen & bathroom.
Lounge 15' x 12'3" front facing walk in bay window.
Bedroom one 14' x 10'2" rear facing window.
Bedroom two 9'4" x 6'9" front facing window.
Kitchen 11'10" x 8' Fitted kitchen with base and wall units.
Bathroom with a bath and mixer tap shower, wash hand basin and wc.
Passing rent £ 725-00 p/c/m

SECOND FLOOR FLAT;-

Studio flat with a lounge kitchen diner combined plus a separate shower room.
Lounge / kitchen / diner 25'2" x 12'2" front and rear facing windows, fitted kitchen units and fire escape.
Shower room with a shower, wc and wash hand basin.
Passing rent £ 695-00 p/c/m.

EPC RATINGS;-

Ground floor flat = D61 (Potential C73).
First Floor flat = D68 (Potential C75).
Second floor flat = E50 (Potential D58).

TENANCIES & INCOME ;-

At the time of instruction each unit was let and producing a combined annual rent of circa £ 26,640 .

FACILITIES;-

Each unit has separate services, gch systems double glazing and a fire alarm system, (the most recent certificates are available for inspection at our Cardiff office).

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor verbally advises that the property is of freehold tenure and has the benefit of all mains services with metered water supplies, although this should be confirmed by the acting solicitors. The property is to be sold as seen and viewed and subject to the existing tenancies.

ASKING PRICE; £ 375,000

VIEWING; Strictly accompanied viewing only, by prior appointment via our Cardiff office.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial advisor.



