

# St. Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

£95,000

**Hern &  
Crabtree**



# St. Fagans Road

No Chain. A larger style first floor retirement apartment with a lovely aspect onto the communal grounds, in McLay Court. Well presented throughout, this would be a perfect apartment for anyone thinking of downsizing.

The accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with doors leading to the Fitted Kitchen, Double Bedroom with fitted wardrobes and a fitted Shower Room. McLay Court further benefits from communal lounge and gardens, washing facilities and off street parking. There is also a house manager and 24 hour pull cord care line system in each room.

McLay Court is perfectly placed with a bus stop directly outside as well as within walking distance to local shops at Fairwater Green.



# 470.00 sq ft

## Communal Entrance

Entered via a communal entrance with lift and stairs to upper floors.

## Hall

Entered via wood front door, coved ceiling, radiator.

## Kitchen

Double glazed window to the side, wall and base units, stainless steel sink and drainer, electric hob with integrated electric oven and grill, space for appliances.

## Bathroom

Fitted with walk in shower, w.c and wash hand basin, heated towel rail, coved ceiling, laminate floor.

## Living Room

Double glazed window to the front and side, radiator, coved ceiling, storage cupboard housing the boiler.

## Tenure and Additional Information

Lift to all floors. Communal gardens. Housing manager on site. Safety pull cords. Term of lease is 125 years from 1999, having approximately 99 years remaining Annual Ground Rent £[TBC]. Service and Maintenance Charges £[TBC] per half year which includes the water rates.

## Management Company Name and Address

First Port Retirement Property Services  
Marlborough House  
Wigmore Place  
Wigmore Lane  
Luton  
LU2 9EX

## Disclaimer

## Bedroom One

Double glazed window to the gardens, radiator, fitted wardrobe.

This charming one bedroom apartment is the epitome of independent living for the 55+ community. With just one owner since it was built the property is in great condition. Situated on the first floor, this cosy abode offers a seamless

blend of comfort and functionality. Have peace of mind that the original boiler system has been replaced with a modern unit and the new storage heaters are energy efficient. The easy-access kitchen is perfect for whipping up savoury meals, while the bright and airy living room is bathed in light all day from its south-west aspect and provides ample space to unwind and entertain guests. Say goodbye to clutter with the fitted wardrobes that keep your belongings organised

There is an on-site housing manager on call for any issues and residents can socialise and relax in the inviting residents lounge or take a leisurely stroll through the beautifully landscaped communal gardens. Tired of doing laundry at home? Fret not, as there is a convenient laundry room on-site for your convenience. Need extra space for visitors? No problem! The guest suite on-site ensures that your guests have a comfortable stay

## Outside

Communal Gardens.

## Communal Areas

There is a communal lounge and guest room. Lift to all floors. Housing manager on site. Safety pull cords.



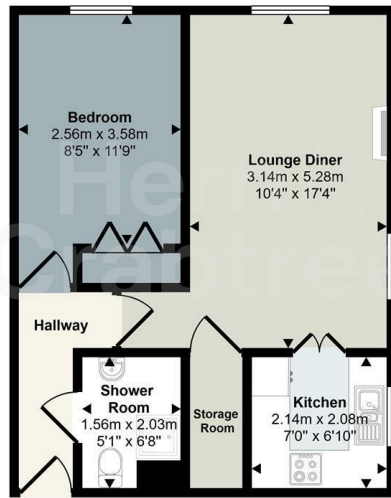
# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
		<b>83</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
44 sq m / 470 sq ft



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.



## Hern & Crabtree

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