St. Fagans Road

| Fairwater | Cardiff | CF5 3BP

ST. FAGANS ROAD

Guide Price £79,000

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 modern 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.

Communal Entrance
Entered via communal entrance to the first floor.

Hallway
Entered via wood front door, radiator, built in storage cupboard and additional cupboard with coat hooks, hot water feature heater and shelving, access to loft.

Lounge
20'5 max x 14'1 max
Double glazed window to the courtyard, coved ceiling, radiator, fire surround.

Kitchen
7'6 x 8'7
Double glazed window to the courtyard, fitted with wall and base units with worktop over, stainless steel sink and drainer, space for appliances, a four ring hob with electric oven. The fridge/freezer and the dishwasher is included in the sale.,

Bedroom
8'9 x 17'6
Double glazed window looking onto the courtyard, fitted wardrobes, coved ceiling, radiator.

Bathroom
6'8 x 9'8
Fitted with walk in shower, w.c and wash hand basin, heated towel rail, laminate flooring.

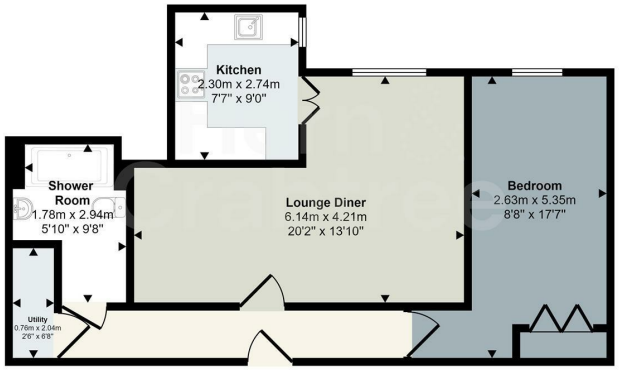
Communal Lounge
There is a communal lounge and guest room.

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 100 years remaining
Annual Ground Rent £646.22. Service and Maintenance Charges £1366.61 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

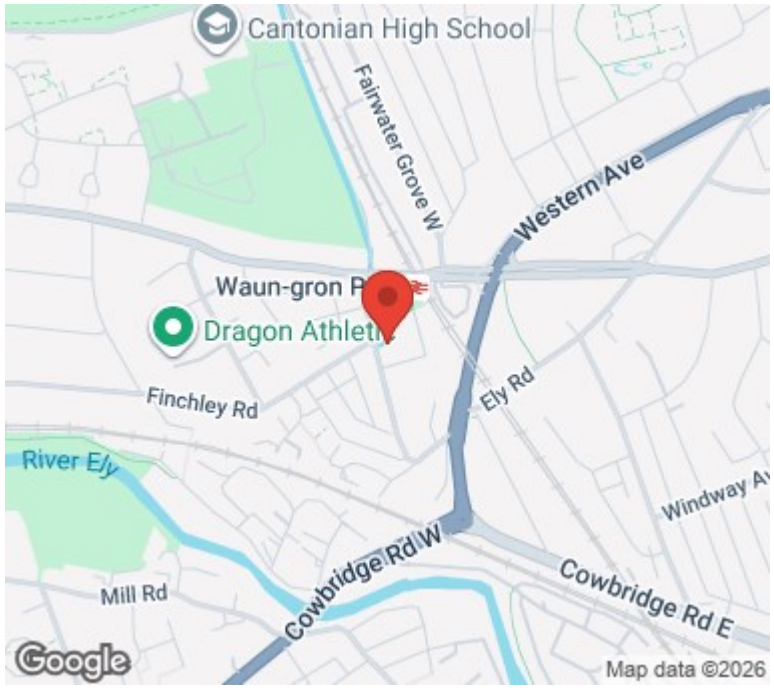
Call Hern & Crabtree to arrange a viewing on 02920 555 198

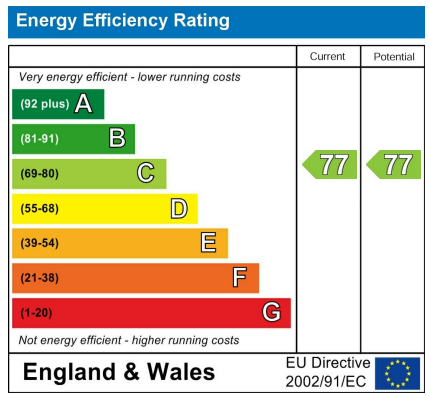
Approx Gross Internal Area
56 sq m / 607 sq ft



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.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing puroses and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.