

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

GUIDE PRICE £80,000

**Hern &
Crabtree**



St. Fagans Road

No onward chain, this well-presented first-floor retirement apartment in McLay Court is the most affordable currently available in the development and would suit anyone looking to downsize. The property comprises a communal entrance leading into the entrance hall, a comfortable lounge/dining room with access to a fitted kitchen, a double bedroom with fitted wardrobes, and a shower room. Residents of McLay Court benefit from a range of communal facilities including a residents' lounge, well-kept gardens, laundry facilities, and off-street parking. The development also provides the reassurance of an on-site house manager and a 24-hour emergency pull-cord system in every room. Ideally positioned, McLay Court has a bus stop directly outside and is within easy walking distance of the local shops at Fairwater Green.



487.00 sq ft

Communal Entrance

Entered via a communal entrance with stairs and lift to second floor flat.

Entrance Hall

Entered via a fire door, storage cupboard with hot water boiler, security phone entry.

Lounge

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

Kitchen

Double glazed window to the front, wall and base units, a four ring electric hob with oven, stainless steel sink and drainer.

Bedroom

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

Shower Room

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

Communal Lounge

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

Tenure and additional information

We have been advised by the seller that the property is leasehold 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

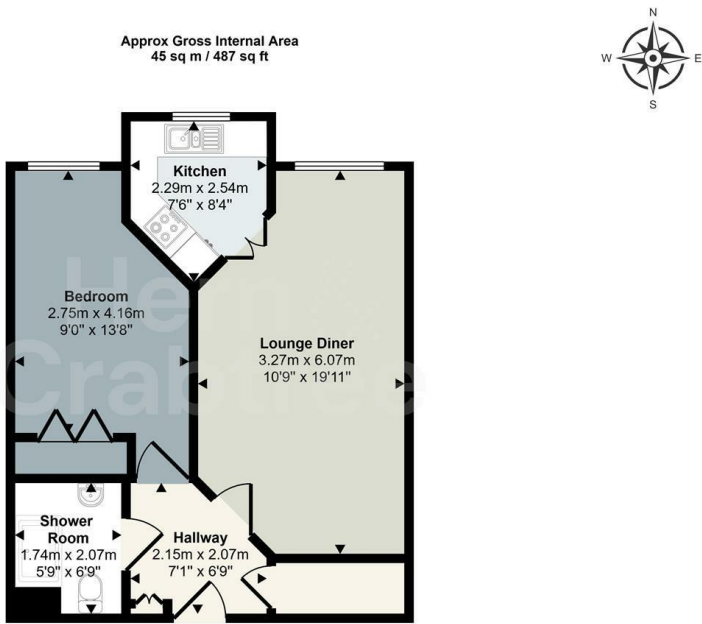
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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

