

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

GUIDE PRICE £115,000

**Hern &
Crabtree**



St. Fagans Road

No chain. Rarely available ground floor garden apartment. A light and spacious ground floor retirement apartment with a door straight onto the communal gardens, in a peaceful part of 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 door onto the Gardens, Fitted Kitchen, Double Bedrooms and a Modern 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.



615.00 sq ft

Entrance

Entered via a communal security entrance with stairs and lifts to all floors.

Hallway

Entered via a wood front door, electric radiator, security entry system, emergency pull cords, storage cupboard housing a water heater.

Lounge

L shaped lounge. Double glazed patio doors to the rear, space for dining table and chairs, electric radiator, stone fireplace.

Kitchen

Double glazed window to the, wall and base units with worktop over, electric hob and integrated oven, space for fridge and freezer, electric radiator, laminate floor.

Bedroom

Double glazed windows to the rear, electric radiator, fitted wardrobe.

Shower Room

Fitted with walk in shower, w.c and wash hand basin, fitted cupboards, heated towel rail, tiled walls, laminate floor.

Communal Lounge

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

Additional Information

Epc - C

Council Tax - D

We have been advised by the seller that the property is leasehold with 100 years remaining on the lease. Service charges are £1353.82 per half year including water rates so £2707.64 per annum. Ground Rent is £753.92. There is a communal lounge, gardens and laundry room.

Disclaimer

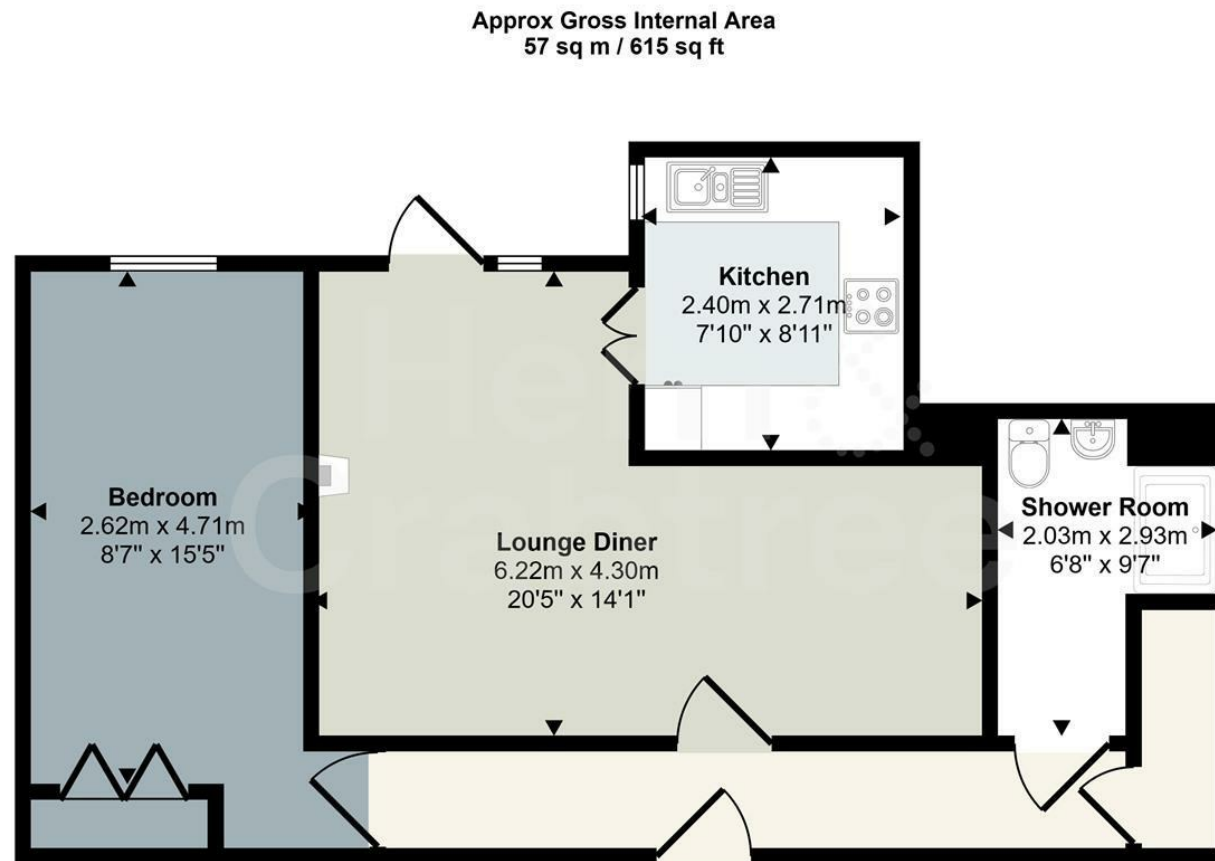
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts

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.







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		
(69-80) C	79	81
(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

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

