

Mclay Court, St Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

£130,000

**Hern &
Crabtree**



McLay Court, St Fagans Road

Located in the well-regarded McLay Court development in Fairwater, this ground floor garden retirement flat is offered with No Chain, providing a perfect opportunity for those seeking secure, low-maintenance living within a welcoming community setting. Positioned at the rear of the building with direct garden access via French doors, the property is designed for comfort and practicality.

Inside, the flat offers a spacious layout with a light-filled lounge, two good-sized bedrooms, a fitted kitchen, and a purpose-adapted wet room. Both bedrooms benefit from fitted wardrobes, while generous storage throughout includes an airing cupboard and a separate hall store. The communal entrance also gives access to a shared lounge and kitchen space for residents, offering social opportunities within the complex.

The lounge opens onto a small private patio and landscaped communal gardens, which offer peaceful spaces to relax and unwind. McLay Court is ideally located along St Fagans Road, just a short distance from Fairwater Green with its selection of shops, cafes, and local amenities. Excellent transport links connect the area to Cardiff city centre via frequent bus routes and Fairwater train station. The area also offers nearby parks, walking routes, and medical facilities, making it especially suitable for those seeking a slower pace of life in a well-connected suburb.



622.00 sq ft

Entrance

Entered via a communal entrance with a communal lounge area and kitchen.

Hallway

Electric heater. Airing cupboard housing the hot water tank. Further storage cupboard with light. Doors to:

Lounge

Double glazed French doors to the rear garden and double glazed windows to the rear. Electric radiator. Electric fireplace. French doors to the fitted kitchen.

Kitchen

Double glazed window to the rear. The kitchen is fitted with wall and base units. Electric hob and oven with cooker hood over. Stainless steel sink and drainer. Space for a fridge and space for a base freezer. Tiled splash backs. Vinyl flooring. Wall heater.

Bedroom One

Double glazed window to the rear. Electric radiator. Fitted mirror wardrobes.

Bedroom Two

Double glazed window to the rear. Electric radiator. Fitted mirror wardrobes.

Shower Room

Walk in wet room style shower with glass screen, W/c and vanity wash hand basin. Heated towel rail. Vinyl flooring. Tiled walls. Extractor fan. Wall heater.

OUTSIDE

Communal lawn areas with flowers and shrubs. Sitting areas.

Additional Information

We have been advised by the vendor that the property is Leasehold. 125 years from 1 April 1999 having 99 years remaining

Annual Ground Rent £385.00 (per HMLR title) but buyer should make own enquiries

Service Charges £4,061.78 per annum (2024/25)

Management company - First Port Residential Property Management

Marlborough House
Wigmore Place
Wigmore Lane
Luton
Bedfordshire
LU2 9EX

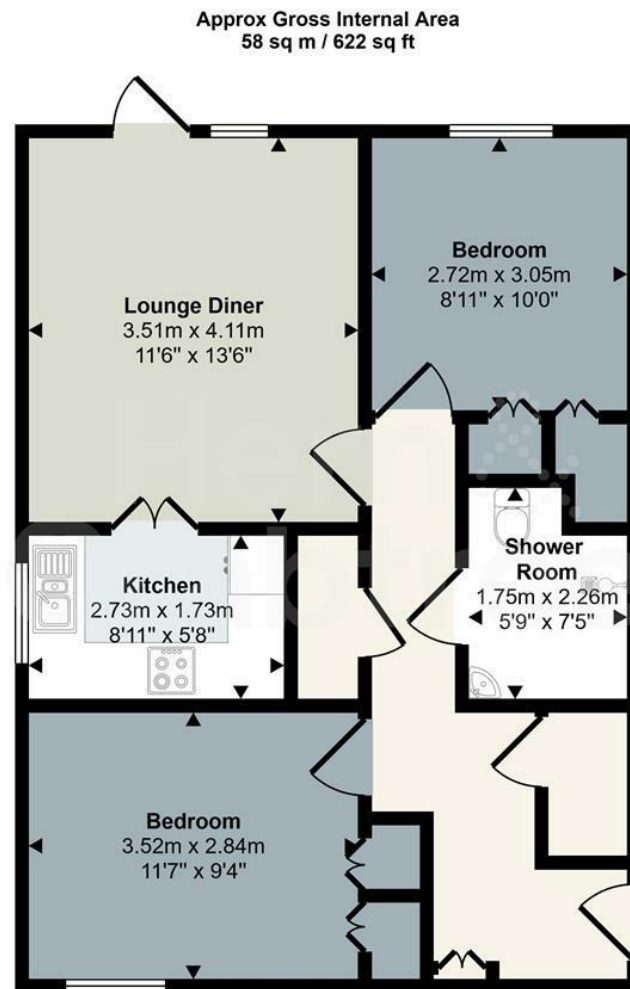
Disclaimer

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.

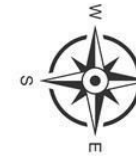
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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		

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.

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

