

Maynard Court, Fairwater Road

LLANDAFF, CARDIFF, CF5 2LS

GUIDE PRICE £400,000

**Hern &
Crabtree**



Maynard Court, Fairwater

This beautifully, fully refurbished two-bedroom first-floor garden maisonette enjoys a prime position within the highly regarded Maynard Court development, just a short stroll from the historic high street of Llandaff Village.

Renovated to a high standard throughout in recent years by the current owners, the accommodation briefly comprises an entrance hall, a spacious lounge/dining room, a fitted kitchen with breakfast area, two generous double bedrooms, an en-suite shower room to the principal bedroom, and a modern main bathroom.

The property benefits from its own private front garden and enjoys attractive views over the superbly maintained communal gardens. A lock-up garage, located adjacent to the property, is also included.

Maynard Court is an exclusive, low-density development set within extensive landscaped grounds featuring mature trees and generous green spaces. Residents also enjoy the convenience of a private gated shortcut providing direct access to Llandaff Village's shops, cafés, and local amenities via Cardiff Road.

Properties in this sought-after development are seldom available, so early viewing is highly recommended.



Approx 964.00 sq ft

Council Tax Band: E

Lower Hall

Entered via solid composite door with double glazed side screen. Wood block floor. Shelved storage cupboard housing gas, electric and water meters. Stairs to the first floor,.

Hallway

Smooth plastered ceiling with sunken led spot lights. Radiator. Storage cupboard with hanging rail and shelf above. Airing cupboard housing wall mounted gas c/h boiler and shelving.

Lounge/Dining Room

Pvc double glazed windows to the and rear aspect. Smooth plastered ceiling with sunken led spot lights. Two radiators. Wood effect flooring. Wide open entrance to:

Kitchen

Pvc double glazed window. The kitchen is fitted with a range Porcelanosa wall and floor units with white solid worksurfaces. Integrated fridge/freezer, washing machine and dishwasher. Built in fan assisted electric oven and combination electric oven/microwave. Four ring induction hob with hood over. Smooth plastered ceiling with sunken led spot lights.

Bedroom One

Pvc double glazed window. Smooth plastered ceiling with sunken led spot lights. Radiator. Two built in double cupboards with hanging rail and cupboards above.

Bedroom Two

Pvc double glazed window. Smooth plastered ceiling with sunken led spot lights. Radiator. Two built in double cupboards with hanging rail and cupboards above. Door to en-suite.

En-Suite

Obscure double glazed window. Wide shower with glazed screen, vanity wash hand basin and w/c. Heated towel rail. Porcelanosa tiled walls and floor. Double Mirrored cabinet with led lighting. Smooth plastered ceiling with sunken led spot lights.

Bathroom

Obscure double glazed window. Bath with shower above

and glazed screen, w/c and vanity wash hand basin. Fully ceramic Porcelanosa tiled walls and floor. Double Mirrored cabinet with led lighting. Heated towel rail.

OUTSIDE

Court Yard

Private courtyard garden. Integral store with electric power and water tap.

Communal Gardens

Mainly laid to lawn with shrub borders and trees.

Garage

Garage with up and over door set in a block of five.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

Additional Information & Tenure

189 years From (date) 1/12/72 having approximately 136 years remaining. The property comes with a share of the freehold which is held by Hillside(Cardiff) Management Company Limited and the owner of the property becomes a Director of the Company.

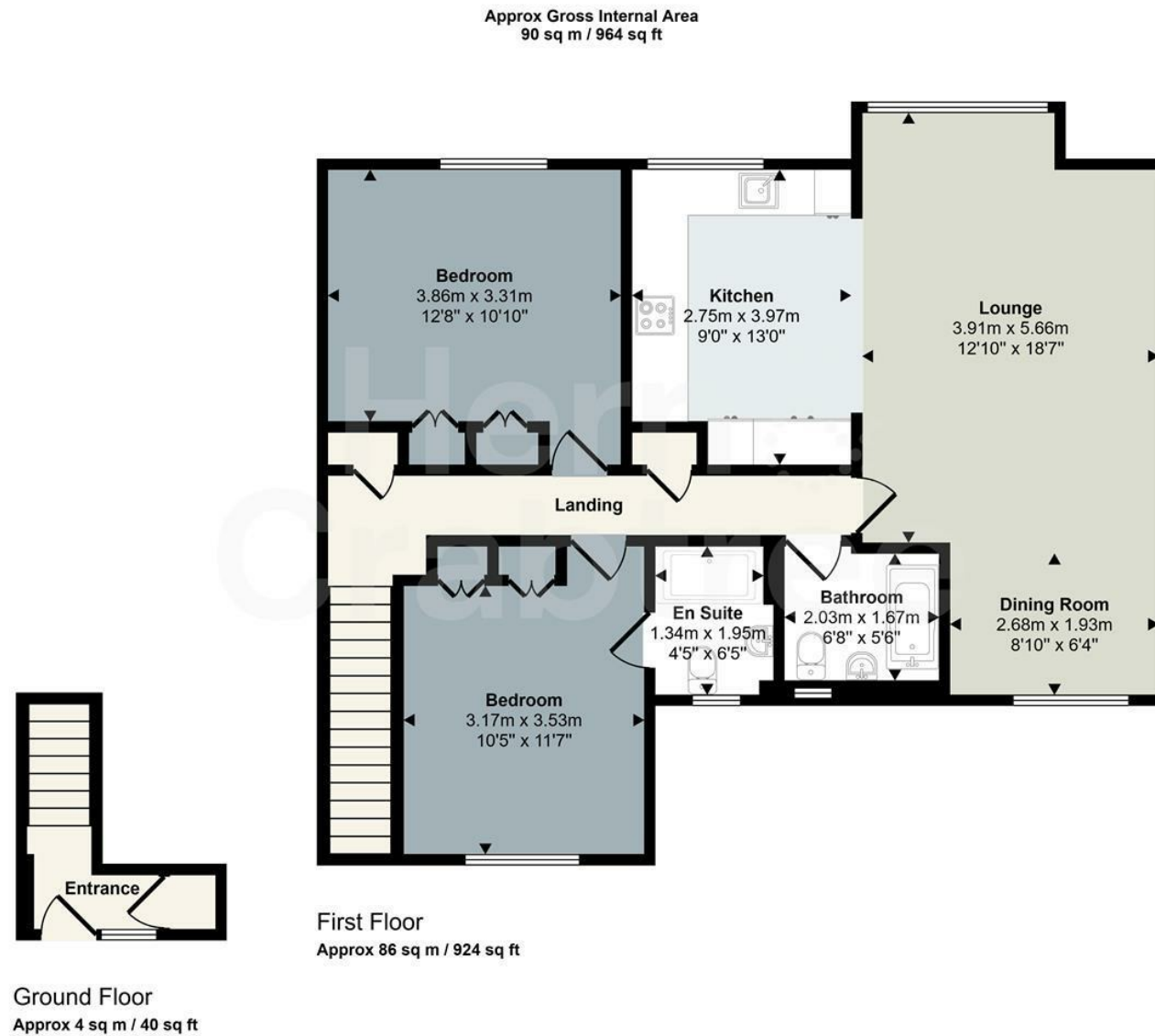
Ground rent £50.00 p.a. and service charges are £1,100 p.a. charges are split £650 payable every half year. We understand that this sum covers building insurance.

Disclosure of Interest

The property is being sold by a Hern & Crabtree employee.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

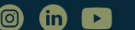
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



**Hern &
Crabtree**

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