# Chestnut Road

FAIRWATER, CARDIFF, CF5 3HR

**GUIDE PRICE £99,950**

Hern & Crabtree



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A rare opportunity to purchase this well-proportioned, one-bedroom, first-floor apartment, conveniently positioned directly on Fairwater Green.

Offered to the market with no onward chain, this property would make an excellent first-time purchase or an attractive addition to any buy-to-let portfolio. Requiring a degree of modernisation, it offers fantastic potential for purchasers to update and personalise the accommodation to suit their own style and requirements.

The communal entrance and staircase lead to the first floor, where a spacious storage cupboard provides additional practicality. The apartment is accessed via its own front door and briefly comprises an entrance hallway, a spacious living room, fitted kitchen, double bedroom and bathroom suite.

Furthmore, there is a communal gardens with communal washing lines and an outside storage shed. There is also parking spaces outside the front.

With its appealing location, generous layout and scope for improvement, this property represents an excellent opportunity for both owner-occupiers and investors looking to secure a property with plenty of potential.













## Approx 403.00 sq ft

**Council Tax Band: B**

Communal Entrance
Entered via communal entrance, stairs to first floor. A sizeable storage shed on the communal landing.

Hall
Entered via wood front door, security entry phone.

Living Room
Double glazed window to the front, radiator, fireplace with wooden mantel and marble hearth, coved ceiling, built in cupboard housing the meters.

Kitchen
Double glazed window to the rear, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with integrated electric oven, space for fridge and space for washing machine, laminate flooring.

Bedroom
Double glazed window to the front, radiator, built in cupboards.

Bathroom
Double obscure glazed window to the rear, bath with shower over, w,c and wash hand basin, heater, part tiled walls.

Tenure and Charges
We have been advised by the vendor that the property is Leasehold. The lease is 125 years from 25 July 1988, with 86 years remaining on the lease. Charges Leasehold Charges £500 - £900 p..a. Ground Rent £10.00 p.a.

Epc - Council Tax - B

Parking Information
This is only on a first come first serve basis
On-street parking only (no permit required)
a quadrangle with 8 parking spots immediately in front of the flat. Also street parking coming into the cul-de-sac and some space near shops/garages. I've never had any problems parking.

Storage
There is sizeable indoor storage cupboard on the communal landing and also an outdoor storage shed in the communal rear garden.

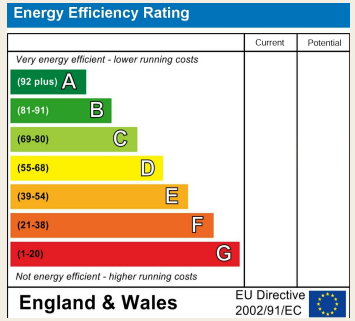
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



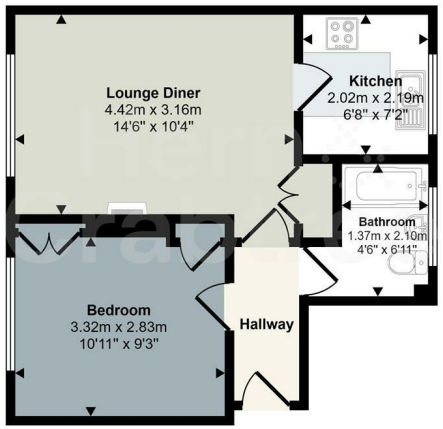
# Good old-fashioned service with a modern way of thinking.








Approx Gross Internal Area
37 sq m / 403 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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