

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

GUIDE PRICE £109,950

**Hern &
Crabtree**



St. Fagans Road

No Chain. Retire in style. A wonderful first floor retirement apartment that has been fully modernised throughout ready for the next occupier to move straight in. Well presented throughout, this would be a perfect apartment for anyone thinking of downsizing.

The accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with doors leading to the, Newly fitted Kitchen, Double Bedroom with fitted wardrobes and a modern newly fitted 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, which include a post office, Spar, coop, pharmacy, hair salon and coffee shop.



Approx 475.00 sq ft

Council Tax Band: D

Communal Entrance

Entered via communal entrance

Hall

Entered via a composite front door, coved ceiling, laminate floor, electricity meters, large storage cupboard housing the boiler.

Lounge

20'3 x 10'5

Double glazed window to the front overlooking St Fagans Road and manicured gardens, radiator, coved ceiling.

Kiitchen

7'7 x 7'1

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob and oven and grill, integrated fridge and freezer, laminate flooring.

Bedroom

15'9 x 9'3 max

Double glazed window overlooking St Fagans Road, built-in wardrobe, coved ceiling, radiator, laminate flooring.

Shower Room

6'9 x 5'6

Fitted with walk in shower with seat, w.c and wash hand basin, laminate flooring.

Communal Lounge

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

Communal Gardens

Communal gardens, lawned area and paved sitting area.

Tenure and Additional Information

We have been advised by the vendor that the property is leasehold with 100 years remaining on the lease. The service charges are £2733 approx per annum and the Ground Rent is £623.approx

Lift to all floors. Communal gardens. Housing manager on site. Safety pull cords.

First Port Retirement Property Services

Marlborough House

Wigmore Place

Wigmore Lane

Luton

LU2 9EX

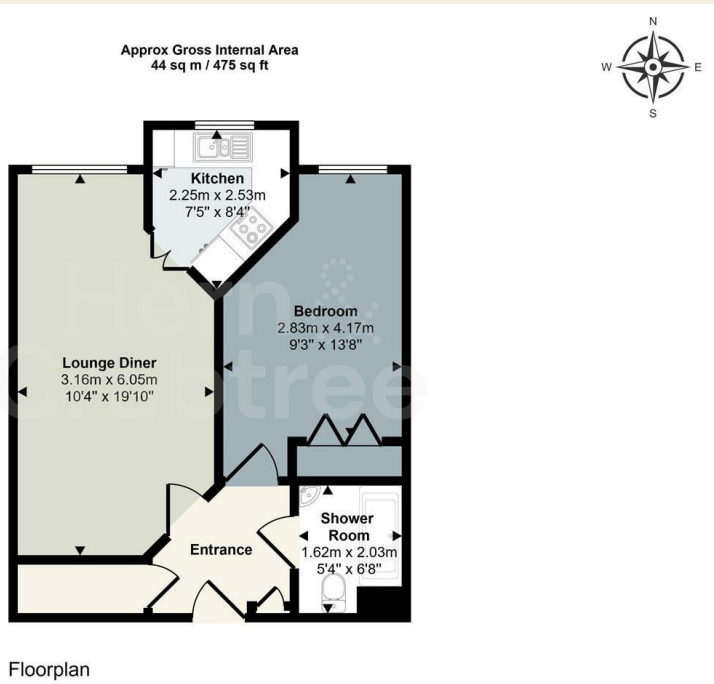
Disclaimer

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.



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	81	87
(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



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.