St. Fagans Road

| Fairwater | Cardiff | CF5 3BP

ST. FAGANS ROAD

Guide Price £85,000

No Chain. A larger style first floor retirement apartment with a double aspect onto the communal grounds, 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 doors leading to the, Fitted Kitchen, Double Bedroom with fitted wardrobes and a modern 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.

Communal Entrance
Entered via a communal entrance.

Hall
Entered via wood front door, security entry phone, coved ceiling, radiator, storage cupboard housing the boiler.

Living Room
20'9 x 10'4
Double glazed window to the side, coved ceiling, radiator, gas fireplace with tiled hearth.

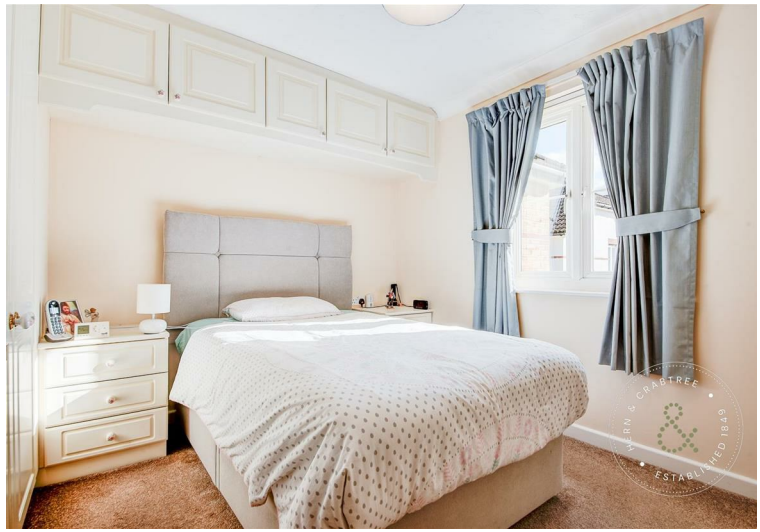
Kitchen
5'7 x 7'4
Double glazed window to the side, wall and base units with worktop over, a four ring electric hob with cooker hood above and oven, stainless steel sink and drainer, space for fridge, laminate floor.

Bedroom
10'10 x 10'
Double glazed window to the side overlooking the courtyard, coved ceiling, fitted wardrobes and over bed storage.

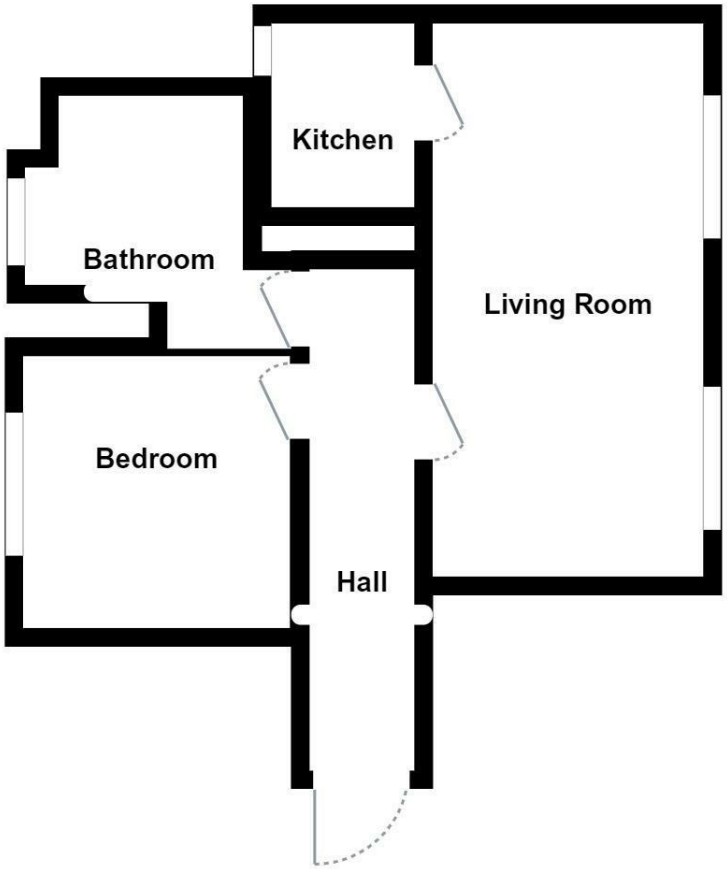
Bathroom
8'4 x9'6 max
Double obscure glazed window to the side, large walk in shower, w.c and wash hand basin, laminate walls and floor.

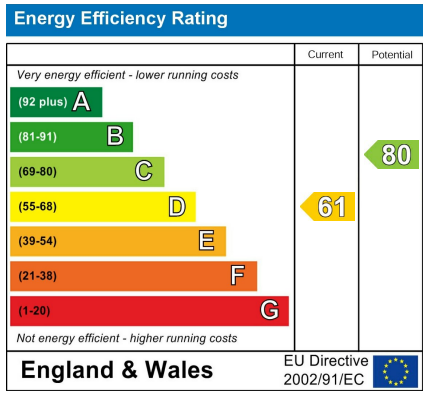
Communal Lounge
There is a communal lounge and guest room. Lift to all floors. Housing manager on site. Safety pull cords.

Tenure and additional information
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 laundry room.



Call Hern & Crabtree to arrange a viewing on 02920 555 198





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

https://www.hern-crabtree.co.uk

Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing puroses and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.