

Fairwater Road

LLANDAFF, CARDIFF, CF5 2LS

GUIDE PRICE £325,000

Hern &
Crabtree



Fairwater Road

No Chain. Rarely available. Boasting a prime location on this prestigious street with Llandaff historic high street a short stroll away. Maynard Court is always highly regarded due to it's private position and beautifully maintained communal grounds.

This two double bedroom ground floor garden maisonette briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen/Breakfast Area, Two Double Bedrooms and a Bathroom with a separate W.C. The property further benefits a private front garden as well as fantastic maintained communal gardens. There is a lockup garage adjacent with the property.

Maynard Court is a small select development spaciouly laid out with lots of green space planted with mature trees. It is particularly useful is the exclusive short cut to Llandaff Village's local shops and amenities via a tall timber gate let into the boundary fence with Cardiff Road. Be quick!



855.00 sq ft

Entrance

Storm Porch. Wooden glazed door into the hallway.

Hallway

Radiator. Three built in storage cupboards.

Lounge/Dining Room

Double glazed windows to the front and obscure double glazed window to the side. Double glazed patio doors to the rear opening to the communal gardens. Electric heater. Coved ceiling.

W/C

Obscure double glazed window to the front. W/c and wash hand basin.

Shower Room

Obscure double glazed window to the side. Walk in shower. Wash hand basin. Tiled walls.

Bedroom One

Double glazed windows overlooking the communal gardens. Built in wardrobes.

Bedroom Two

Double glazed window to the front. Radiator. Coved ceiling. Built in wardrobes.

Kitchen

Double glazed window to the rear over looking the communal garden. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Space and plumbing for a washing machine and dishwasher. Integrated four ring electric hob and oven and grill. Built in larder. Radiator.

OUTSIDE

Front

Court yard. Paving and gate to the front. Storage cupboard.

Rear Gardens

Communal gardens with a paved sitting area directly outside the apartment. Lawn area with plenty of shrubs and flowers.

Garage

Single garage with up and over door.

Additional Information

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.

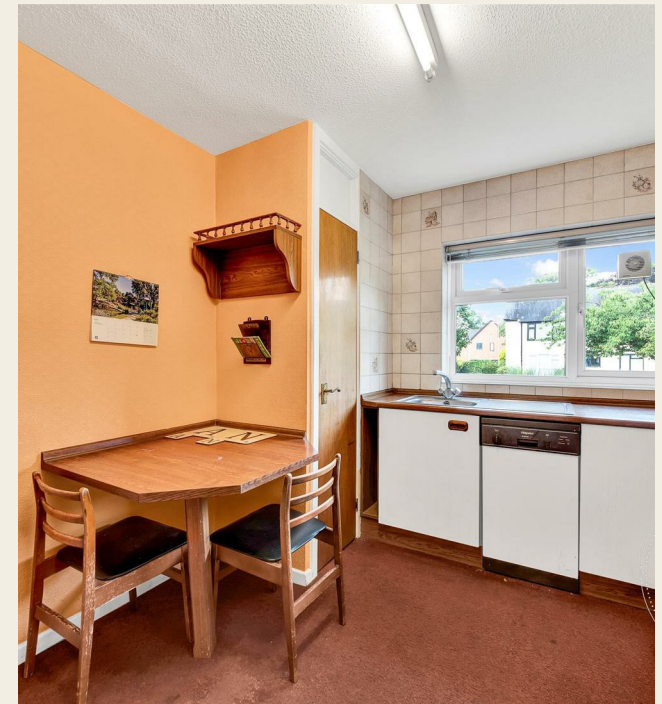
Ground rent £50.00 p.a. and service charges are £1,100 p.a. charges are split £650 payable every half year. We understand that this sum covers building insurance.

Council Tax - E

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





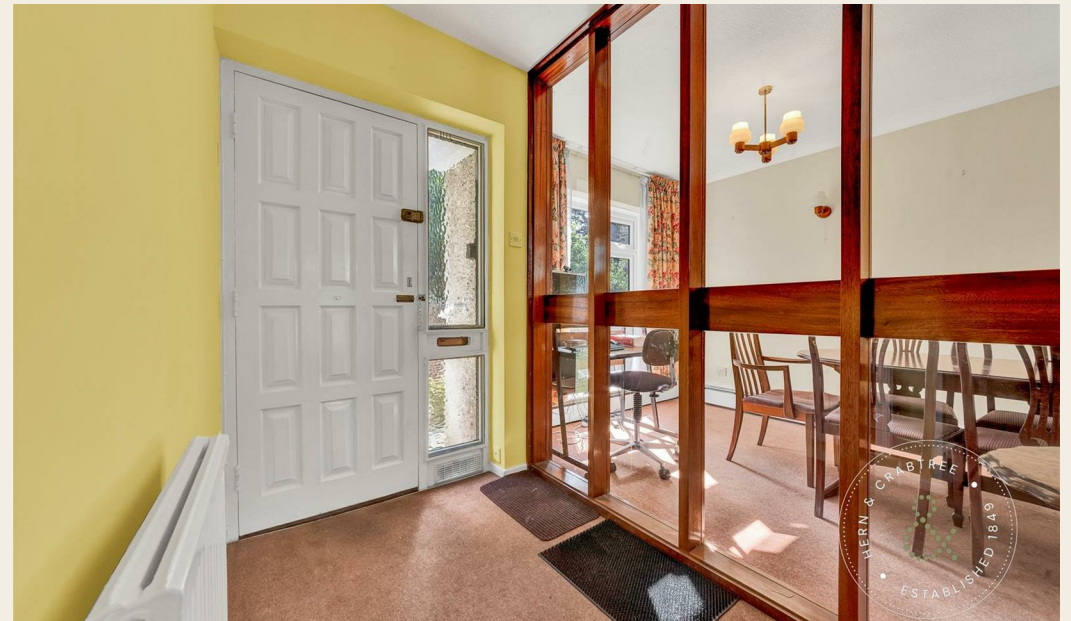


Floorplan

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		
(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		

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



**Hern &
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