

# Mclay Court, St Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

**GUIDE PRICE £125,000**

**Hern &  
Crabtree**



# McLay Court, St Fagans Road

No Chain. Recently redecorated throughout ready for the next occupier to move straight in! A light and spacious two double bedroom, dual aspect first floor retirement apartment in a peaceful part of McLay Court. Well presented throughout, a dual aspect and offering versatile living, this will certainly prove to be popular.

The accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with dual aspect, Fitted Kitchen, Two Double Bedrooms and a Modern 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.



# 606.00 sq ft

## Communal Entrance

Entered via communal entrance with lift to all floors.

## Hall

With economy heater, large storage cupboard with hot water cylinder and shelving.

## Lounge

11'1 x 14'9

Dual aspect double glazed windows, electric economy heater, electric fireplace, coved ceiling, French door to kitchen.

## Kitchen

5'8 x 8'10

Double glazed windows to the side, fitted with wall and base units with worktops over, stainless steel sink and drainer, ceramic electric hob with cooker hood over and oven, space for fridge, vinyl flooring, electric heater.

## Bedroom One

15'3" to wardrobe max x 9'3" max

Double glazed window to the front, economy heater, built in double wardrobe.

## Bedroom Two

7'11 x 11'6

Double glazed window to the front, economy heater.

## Shower Room

6'10 max x 5'8 max

Fitted with double shower with plumbed shower, w.c and vanity wash hand basin, electric heater, extractor fan, tiled walls, vinyl flooring.

## 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 125 years from 1st July 1999 having 102 years remaining. Ground Rent £753.92 pa. Service charges £4,099.84 pa which includes water rates. Council tax band is D.

## 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.



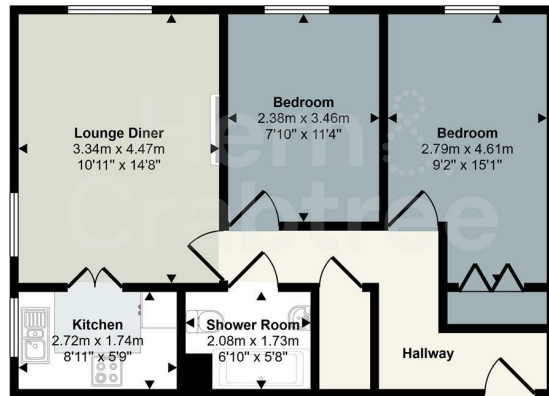
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	81
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area  
56 sq m / 606 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.



## Hern & Crabtree

02920 555 198 | [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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