

Oxwich Close

FAIRWATER, CARDIFF, CF5 3BE

GUIDE PRICE £85,000

**Hern &
Crabtree**



Oxwich Close

No Chain. A modern first floor apartment perfectly located in this quiet no through road of Norbury Gardens in Fairwater. Well proportioned throughout, this property would certainly suit a variety of buyers, from investors, first time buyers or downsizers.

The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen, Bathroom and a Double Bedroom. The property further benefits from an allocated parking space.

Norbury Gardens is situated just a stone's throw from Waungron Park and Train Station and is in close proximity to local shops, cafés and amenities that Fairwater Green has to offer.



Approx 432.00 sq ft

Council Tax Band: C

Communal Entrance

Entered via a communal entrance, stairs to the second floor.

Entrance Hall

Entered via a wood front door, security entry phone, wooden flooring.

Living Room

Double glazed window to the front, radiator.

Kitchen

Fitted with wall and base units, a four ring electric hob with oven and grill, stainless steel sink and drainer, space and plumbing for a washing machine, space for fridge, storage cupboard.

Bedroom

Double glazed window to the rear, radiator.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, storage cupboard housing the boiler.

Parking

Allocated parking space.

Tenure and Charges

We have been advised by the seller that the property is leasehold with approximately 82 years remaining. Ground Rent is £ Service Charges

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their

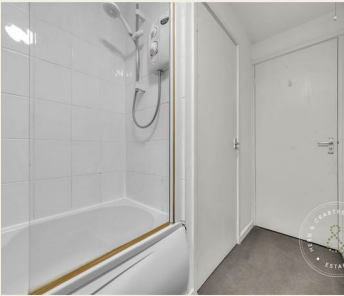
offer is accepted to proceed with the sale. Details can be found on our website.



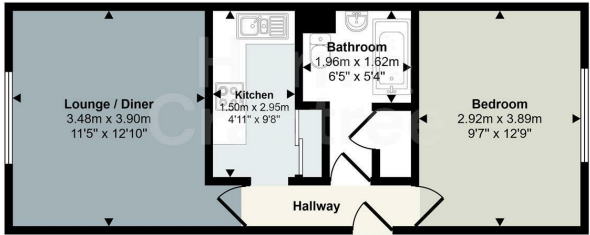
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	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



Approx Gross Internal Area
40 sq m / 432 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.

