St. Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

GUIDE PRICE £110,000

Hern & Crabtree



St. Fagans Road

Guide price £110,000 to £120,000. No chain. Rarely available ground floor garden apartment. A light and spacious ground floor retirement apartment with a door straight onto the communal gardens, 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 door onto the Gardens, Fitted Kitchen, 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.











Approx 599.00 sq ft

Council Tax Band: D

Communal Entrance
Entered via communal entrance with lift to all floors.

Hallway
Coved ceiling. Radiator. Emergency pull cord. Large storage cupboard and further cupboard with tank and storage.

Bedroom
Double glazed window to the front. Radiator. Fitted wardrobe. Coved ceiling.

Living Room
Double glazed patio door to the front. Coved ceiling, Radiator. Fireplace with electric fire and wooden surround.

Kitchen
Double glazed window to the side. Coved ceiling. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Four ring integrated gas hob and electric oven and grill. Space for fridge and freezer. Laminate flooring.

Bathroom
Coved ceiling. Tiled walls and floor. Heated towel rail. Walk in shower, w/c and vanity wash hand basin. Wall mounted heater.

OUTSIDE
Communal garden with paved patio sitting areas. Trees, shrubs and flowers.

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

Tenure and Charges
We have been advised by the seller that the property is leasehold
Council tax band is C. EPC=C.
Tenure: Leasehold
What is the full term of the lease 125 years
Start Date 1999
Current amount of years remaining on the lease 97
Annual Ground Rent £356
Service and Maintenance Charges £1600
Does the Service Charge Include Water Rates Yes

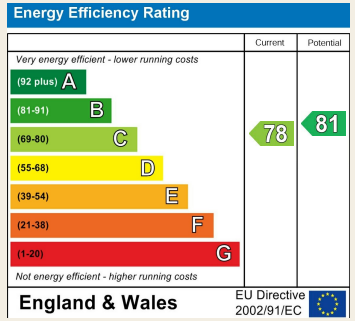
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



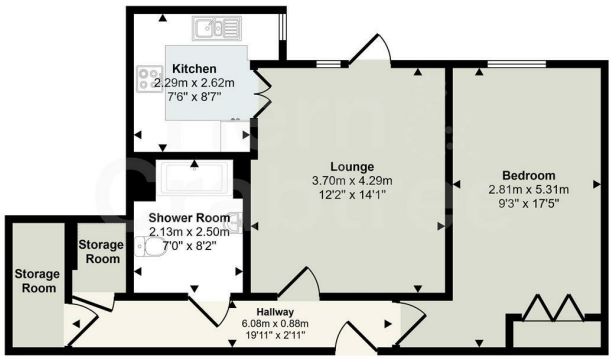
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
56 sq m / 599 sq ft



Floorplan

Denotes head height below 1.5m

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.



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