Limeslade Close

FAIRWATER, CARDIFF, CF5 3BD

GUIDE PRICE £127,500

Hern & Crabtree



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No chain. Perfectly positioned on the corner of a quiet cul-de-sac in Fairwater, this well-proportioned one-bedroom ground floor garden maisonette offers stylish, move-in-ready accommodation, making it an ideal first-time purchase or investment opportunity.

Finished to a modern standard throughout, the property benefits from a private decked seating area and an allocated parking space directly outside the front.

The accommodation briefly comprises an entrance hall, a spacious lounge with room for a small dining area, a contemporary fitted kitchen, a generous double bedroom, and a modern shower room.

Situated on Limeslade Close, the property is within walking distance of Waungron Park railway station and enjoys easy access to local shops, cafés, and everyday amenities.

Early internal viewing is highly recommended to fully appreciate everything this excellent property has to offer.











Approx 435.00 sq ft

Council Tax Band: B

Entrance
Entered via a pvc obscure glazed door into the hallway.

Hall
Wooden flooring. Leading to the living room.

Living Room
Double glazed window to the front. Continuation of wooden flooring. Coved ceiling. Radiator. Storage cupboard.

Kitchen
Double glazed window to the front and double glazed obscure window to the side. The kitchen is fitted with wall and base units with complimentary laminate worksurfaces. Tiled splash backs. Stainless steel sink and drainer. Space for fridge, electric oven and space and plumbing for a washing machine and tumble dryer. Combi boiler. Coved ceiling. Tiled flooring.

Shower Room
Obscure double glazed window to the side. Recess lights. Shower, w/c and wash hand basin. Heated towel rail. Tiled walls and floor.

Bedroom
Double glazed window to the rear. Coved ceiling. Radiator. Built in wardrobe.

OUTSIDE
Private decked sitting area. South facing. Path to front door. Large storage shed.

Parking
One allocated parking space.

Tenure and Charges
We have been advised by the seller that the property is leasehold, 125 years from 1984 having approximately 83 years remaining. Ground Rent £57.50 paid 6 monthly. Service Charges £420.00 pa to include gardens and building Insurance.

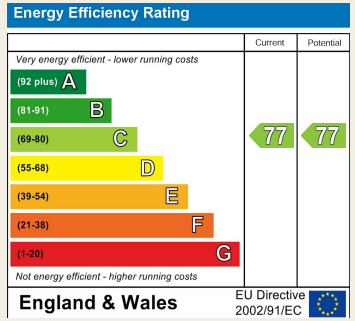
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts.

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.



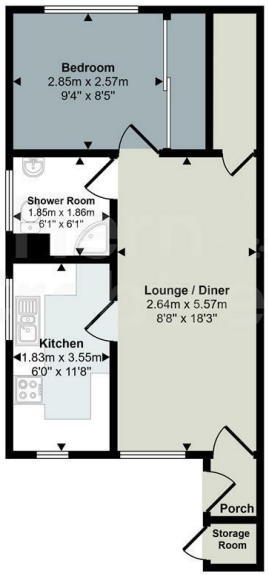
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
40 sq m / 435 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.



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