



27 Oxwich Close,
Fairwater, Cardiff
CF5 3BE

Asking Price £150,000
Maisonette
2 Bedrooms

Tenure - Leasehold

Floor Area - 570.40 sq ft

Current EPC Rating - C73

Potential EPC Rating - C75

A wonderful opportunity to purchase this beautifully presented two bedroom ground floor maisonette, with a superb private rear garden. Ideally located in this quiet cul de sac and a short walk from Waungron Park train station, the local shops, cafés and amenities. This bright and spacious property has been well maintained by the current owner and is offered for sale in excellent order throughout. The property briefly comprises; Entrance hallway, two bedrooms, bathroom, modern kitchen and lounge/diner. Viewings are highly recommended.

ENTRANCE

Entered via upvc obscure double glazed door into the entrance hall. Coat hook. Panelled radiator. Power point. Telephone point. Two large storage cupboards with storage and shelving. Doors leading to all rooms.

LOUNGE/DINER

4.04m x 3.45m (13'3" x 11'3")
Overlooking the rear garden with laminate flooring, painted walls and textured ceiling. UPVC door and window to garden. Radiator panel, power points. TV point. Archway leading to:

KITCHEN

3.00m x 2.44m (9'10" x 8'0")
A modern fitted kitchen with a range of matching wall and base units and contrasting work surfaces over. Free standing gas cooker with an extractor hood over. One and a half bowl stainless steel sink and drainer unit with a mixer tap. Space and plumbing for washing machine and space for fridge freezer. Under counter lights. Power points. Tiled floor and tiled splash backs. Wall mounted 'Worcester' combination boiler. UPVC windows overlooking the rear garden.

BEDROOM ONE

2.79m x 3.68m (9'1" x 12'0")
A generous double bedroom overlooking the front aspect with laminate flooring, painted walls and textured ceiling. UPVC window and radiator panel.

BEDROOM TWO

2.01m x 2.62m (6'7" x 8'7")
Overlooking the front aspect with laminate flooring, painted walls and textured ceiling. UPVC window and radiator panel.

BATHROOM

1.91m x 1.98m (6'3" x 6'5")
A modern three piece with fully tiled walls and floor. Panelled 'P' shaped bath with central mixer tap and an electric shower attachment over. Low level W.C. Vanity unit with wash hand basin with a mixer tap. Walls and flooring are tiled. Chrome heated towel rail. Electric shaver point. Obscure UPVC window to the side aspect.

OUTSIDE

REAR

Private rear garden enclosed by a timber fence. Mainly laid to lawn with a paved patio area. Storage shed. Wooden pedestrian gate leading out to the rear.

FRONT

Mainly laid to lawn with a pathway leading to the front door.

One allocated parking space which is located to the rear of the property.

TENURE

Leasehold with 125 years on the lease from 1984, 85 years remaining.

Ground Rent £200.00 per annum

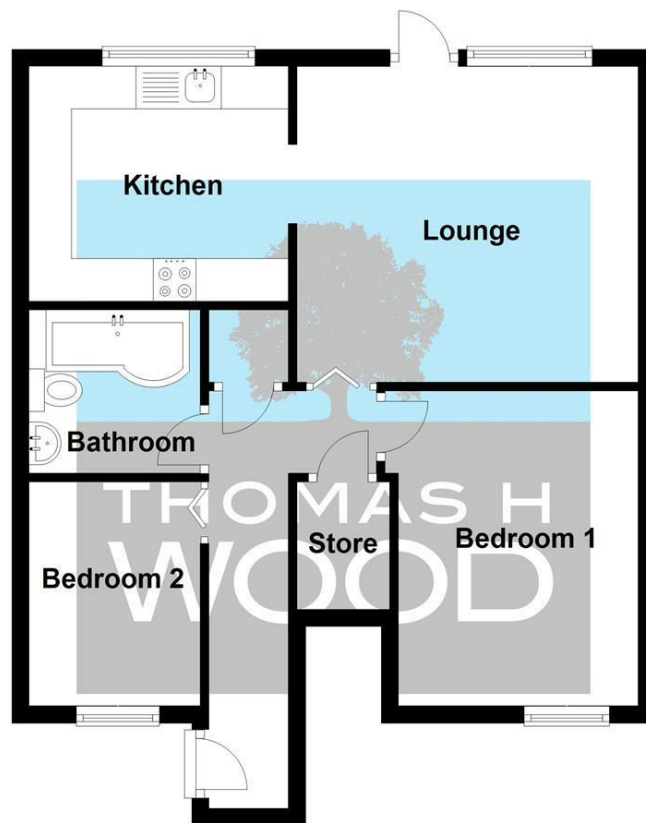
Services charge £600 per annum



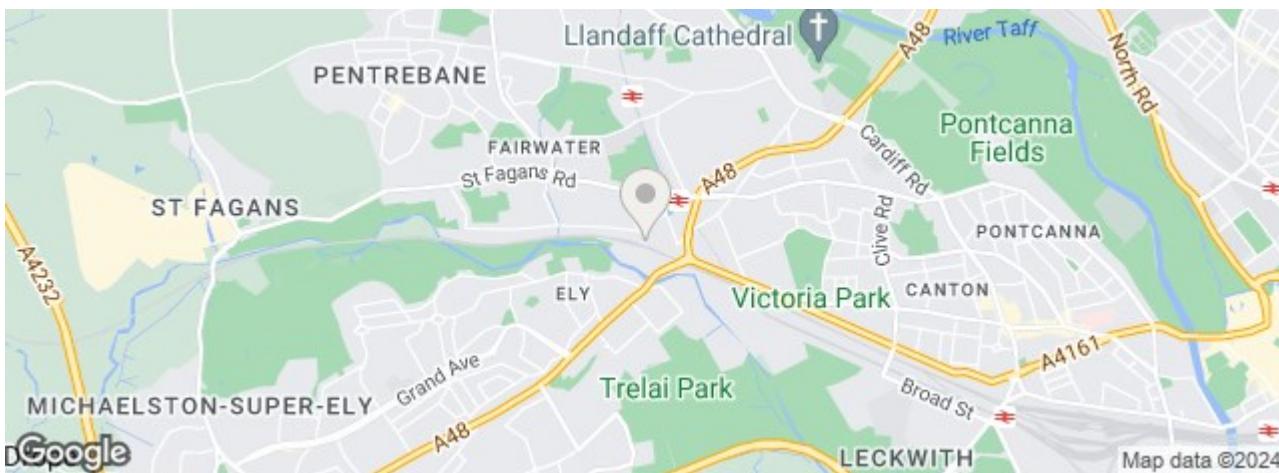


Ground Floor

Approx. 570.4 sq. feet



Total area: approx. 570.4 sq. feet



THOMAS H WOOD

CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	