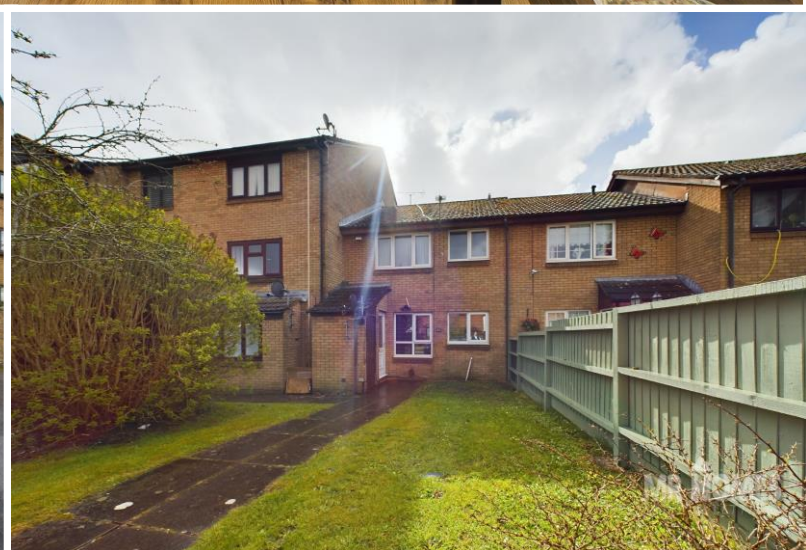


02920 204 555

Homes House, Suite 9/10
253 Cowbridge Road West,
Cardiff, CF5 5TD
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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Oxwich Close
Fairwater, Cardiff
CF5 3BE

Guide Price £120,000 to £125,000
Leasehold

Oxwich Close, Fairwater, Cardiff, CF5 3BE

Overview

- Ground Floor Flat
- Excellent Condition
- Spacious Reception Room
- Fitted Kitchen
- Double Bedroom with Built-In Wardrobes
- Bathroom
- Allocated Parking
- Popular Development
- Close to Fairwater Green
- Leasehold



WELCOME TO THIS WELL PRESENTED 1-DOUBLE BEDROOM GROUND FLOOR FLAT - GENEROUS LIVING ROOM - MODERN KITCHEN & BATHROOM - DOUBLE BEDROOM WITH BUILT-IN WARDROBES – ON SITE PRIVATE PARKING

MR HOMES are pleased to *Offer FOR SALE* this well presented 1-Bedroom ground floor flat, comprising in brief; Large Living Room with generous storage cupboard, leading to modern fitted Kitchen and access to Inner Hallway providing access to Bathroom Suite with MIRA Electric Shower and Generous Double Bedroom with Built-in Wardrobes. uPVC Double Glazed Windows. Electric Radiators and Hot Water Tank. Private Residents Only Parking.

EPC Rating: D
Council Tax Band: B

Viewings Strictly by Appointment ONLY

CALL 02920 204 555

ONLINE WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE FROM
INDEPENDENT SPECIALISTS: INFIMO LTD



Living Room

15' 5" x 9' 1" (4.70m x 2.77m)

Accessed via uPVC Door with Obscured DG Panel (new lock); Laminate Flooring; Electric Radiator; RCD Consumer Unit; uPVC DG window to Front; Storage Cupboard; access to Kitchen and Inner Hallway

Kitchen

11' 6" x 5' 11" (3.50m x 1.80m)

Tiled Flooring; electric radiator; matching Base units with worktops over and tiled Splashbacks; stainless steel sink with mixer tap and stainless steel drainer; integrated electric oven; integrated Cooke & Lewis Induction hob with extractor hood over; space for free standing fridge/freezer and space and plumbing for washing machine; uPVC DG window to front

Inner Hallway

2' 6" x 3' 0" (0.76m x 0.91m)

Laminate Flooring; storage cupboard containing Hot Water Tank; access to Bedroom and Bathroom

Bathroom

6' 5" x 5' 10" (1.95m x 1.78m)

Tiled Flooring; matching white suite of panelled bath with Hot & Cold Water Taps and MIRA Sport electric shower over; pedestal wash hand basin with separate hot and cold taps; WC; Extractor Fan

Bedroom

8' 7" x 9' 9" (2.61m x 2.97m) PLUS Wardrobes

Laminate flooring; electric radiator; built-in wardrobes; uPVC DG Window to Rear



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

MR HOMES
SALES & LETTINGS

Inner Hallway

2'6" x 3'0"
0.77 x 0.93 m

Living Room

15'5" x 9'1"
4.71 x 2.77 m

Kitchen

11'6" x 5'11"
3.53 x 1.81 m

Bathroom

6'5" x 5'10"
1.97 x 1.79 m

Bedroom

8'7" x 9'9"
2.63 x 2.98 m

Approximate total area⁽¹⁾

381.24 ft²

35.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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