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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Rinaston Court  
Fairwater Road,  
Llandaff. Cardiff. CF5 2LJ

Guide Price £140,000 - £150,000  
Leasehold 130 YRS APPROX.

# Rinaston Court, Fairwater Road, Llandaff, Cardiff, CF5 2LJ

## Overview

- **NO CHAIN – PROBATE GRANTED**
- 2x DOUBLE BEDROOM 1st FLOOR FLAT
- SPACIOUS LOUNGE/DINER
- uPVC D/G WINDOWS
- GAS C/H with NEW COMBI-BOILER (26/08/20)
- 5 YEAR BOILER WARRANTY TO 25/08/2025)
- EPC RATING = C.
- COUNCIL TAX BAND = D.
- GARAGE
- LEASEHOLD - 130 YRS APPROX.



**NO CHAIN... MOVE STRAIGHT IN!!!  
LONG LEASE – 130 YEARS**

**2x DOUBLE BED 1st FLOOR SPACIOUS  
APARTMENT with GARAGE  
SOUGHT AFTER LOCATION  
NEAR TO LLANDAFF VILLAGE & FAIRWATER  
GREEN  
RE-FITTED KITCHEN  
SPACIOUS LOUNGE/DINER with VIEWS OVER  
TRAIN TRACKS  
EXCELLENT TRANSPORT LINKS  
uPVC D/G WINDOWS  
NEW WORCESTER COMBI-BOILER installed in  
2020 with 5 YEAR WARRANTY - As Advised by  
Vendor**



**MR HOMES** Offer **FOR SALE** this 2-Bedroom 1st Floor Flat, comprising in brief; Communal Entrance, Staircase to 1st Floor Landing, Entrance Hallway, Large Boiler/Storage Cupboard, Spacious Lounge/Diner, Re-Fitted Kitchen, Bedroom 1 with Fitted Wardrobes, Bedroom 2 & a Modern Shower Room. There is a Garage to the Rear of the Building Located in a Row of 10 Garages. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 8000 Life Combi-Boiler (installed 26/08/2020).

This property is for residence only and not permitted for rental/ sub-letting.

**EPC Rating = C.**

**Council Tax Band = D.**

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**FREE MORTGAGE ADVICE AVAILABLE UPON  
REQUEST...**



### Communal Entrance

Staircase to 1st Floor Landing.

### Walk-In-Storage Cupboard

Housing Wall Mounted NEW Worcester Greenstar 8000 Life Combi-Boiler with British Gas 5 Year Warranty Ending 26/08/2025, Gas Meter & Water Meter.

### Entrance Hallway

Overhead Cupboard housing Electricity Meter & RCD Consumer Unit.

### Living & Dining Room

16' 5" x 11' 11" (5.00m x 3.63m)

uPVC D/g 'Tilt & Turn Windows to Side Overlooking Train Tracks (fitted June 2015) Double Panel Radiator.

### Kitchen

10' 10" x 7' 0" (3.30m x 2.13m)

Matching Wall & Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window to Side, Plumbed for Washing Machine, Space for Tall Fridge-Freezer & Freestanding Electric Cooker, Single Panel Radiator.

### Bedroom 1

13' 11" x 12' 0" (4.24m x 3.65m)

uPVC D/g 'Tilt & Turn Windows to Side Overlooking Train Track (fitted May 2014) Single Panel Radiator, Fitted Wardrobes.

### Bedroom 2

10' 4" x 9' 5" (3.15m x 2.87m)

uPVC D/g 'Tilt & Turn Window (fitted June 2014) to Rear Overlooking Garages, Single Panel Radiator.

### Shower Room

6' 11" x 6' 2" (2.11m x 1.88m)

Shower Cubicle with Electric Shower, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, uPVC Obscured D/g Window to Side, Towel Rail & Wall Mounted Dimplex Electric Heater.

### Garage to Rear in Row of Garages



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.



## CARDIFF & THE VALE

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