

02920 204555

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

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

**MR HOMES**  
SALES & LETTINGS



Fairwood Road  
Fairwater, Cardiff  
CF5 3QH

Guide Price £140,000 to £145,000  
Leasehold (120 Years Remaining)

# Fairwood Road, Fairwater, Cardiff, CF5 3QH

## Overview

- 2ND FLOOR FLAT
- 2 DOUBLE BEDROOMS
- LARGE LIVING ROOM/DINER
- COMMUNAL GARDENS
- MODERN BATHROOM
- GENEROUSLY SIZED KITCHEN
- COMMUNAL BALCONY
- LIGHT, BRIGHT & AIRY
- uPVC DG & GAS C/H COMBI BOILER
- LEASEHOLD: 120 YEARS REMAINING



MR Homes are delighted to represent our clients in offering to market this light, bright and airy 2 double bedroom second floor flat in this popular, purpose-built block in the sought-after location of Fairwater. This flat offers an excellent opportunity for a variety of potential buyers, be they first time buyers, downsizers or someone searching for a pied-a-terre in this popular suburb of Cardiff. The accommodation briefly comprises: Entrance Hallway; Bathroom; Kitchen; Living Room/Diner; 2 Double Bedrooms. The property also benefits from well-tended communal gardens and the internal communal areas of staircases and hallways are neat and tidy, creating an excellent first impression. The property has a 138-year lease which commenced from 24/10/2006 meaning there are approximately 120 years remaining.

EPC Rating: C  
Council Tax Band: C  
Ground Rent: Nil  
Service/Maintenance Charges: £840.00 pa (£70 per month)

Viewings Strictly by Appointment ONLY

CALL: 02920 204 555  
ONLINE: [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
FROM INDEPENDENT SPECIALISTS INFIMO  
LTD CALL: 02920 204 555 Option 4



### Outside Front

Approached via tarmac footpath to communal secure entrance door and intercom; carpeted staircase leads to second floor with access to the flat via a solid timber door

### Entrance Hallway

4' 0" x 3' 7" (1.22m x 1.09m)

Accessed via solid timber door with obscured leaded transom over; laminate wood flooring; intercom; access to Living Room, Bathroom and Kitchen

### Bathroom

7' 0" MAX x 5' 9" MAX (2.13m x 1.75m)

Accessed via solid timber door with glazed transom over; Tiled flooring; fully tiled walls; matching white suite consisting of panelled bath with separate hot and cold taps and mains powered shower over and shower curtain rail; pedestal Wash hand basin with separate hot and cold taps; WC; radiator; uPVC obscured DG window to front

### Kitchen

9' 0" MAX x 9' 9" MAX (2.74m x 2.97m)

Accessed via solid timber door with glazed transom over; Vinyl flooring; radiator; matching wall and base units with worktops over; stainless steel sink with draining board and stainless steel mixer tap; space for free-standing electric cooker; space and plumbing for washing machine; space for free-standing fridge/freezer; storage cupboard housing gas central heating combi boiler: MAIN Eco Compact Combi; serving hatch through to Living Room/Diner; uPVC DG window to front

### Living Room/Diner

15' 0" x 13' 2" (4.57m x 4.01m)

Accessed via solid timber door with glazed transom over; laminate wood flooring; radiator; 2 x uPVC DG windows to rear

### Inner Hallway

3' 0" x 3' 0" (0.91m x 0.91m)

Laminate wood flooring; access to Bedrooms 1 & 2

### Bedroom 1

10' 0" x 10' 6" PLUS WARDROBES (3.05m x 3.20m)

Accessed via solid timber door with glazed transom over; Carpeted; radiator; built-in wardrobes; uPVC DG window to front

### Bedroom 2

10' 0" x 9' 10" (3.05m x 2.99m)

Accessed via solid timber door with glazed transom over; carpeted; radiator; 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.



Approximate total area<sup>(1)</sup>

705.36 ft<sup>2</sup>

65.53 m<sup>2</sup>

(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

Floor 2

## CARDIFF & THE VALE

Homes House, Suite 9/10  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

**MR HOMES**  
SALES & LETTINGS

**02920 204 555**  
e: SALES@mr-homes.co.uk  
[www.mr-homes.co.uk](http://www.mr-homes.co.uk)