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**MR HOMES**  
SALES & LETTINGS



St. Fagans Road  
Fairwater.  
Cardiff. CF5 3BP

Asking Price £132,000  
Leasehold



# McLay Court, St. Fagans Road, Fairwater. Cardiff. CF5 3BP.

- OVER 55s RETIREMENT COMMUNITY
- FIRST FLOOR WITH LIFT ACCESS
- 1 DOUBLE BEDROOM
- DISABLED ACCESS SHOWER
- LARGE LIVING ROOM/DINER
- KITCHEN
- RESIDENTS LOUNGE
- CARELINE ALARM SYSTEM
- COMMUNAL GARDENS
- LEASEHOLD:



Guide Price: £132,000

EPC Rating: C Council Tax Band: D Ground Rent: £646.22

Service/Maintenance Charges: £2,733.22

QUIET & PEACEFUL COMPLEX - RETIREMENT COMMUNITY - OVER 55s - 1 DOUBLE BEDROOM - FIRST FLOOR with LIFT ACCESS - RESIDENTS LOUNGE with KITCHEN - LAUNDRY ROOM - COMMUNAL GARDENS - COMMUNAL PARKING - LEASEHOLD (99 YEARS REMAINING) - CLOSE TO SHOPS/AMENITIES & EXCELLENT TRANSPORT LINKS

**MR HOMES** are pleased to Offer *FOR SALE* this 1-Bedroom First Floor Retirement Apartment briefly comprising of; Entrance Hallway, Spacious Lounge/Diner, Kitchen, Large Double Bedroom with Fitted Wardrobes, Disabled Access Shower Room. The Property benefits from uPVC Double Glazing Windows & Electric Heating. Built in 1999 and comprising a total of 64 individual residences, McLay Court offers flexible retirement accommodation for over 55s. The whole site is wheelchair accessible with a lift providing access to the first and second floors. The property is linked to a Careline Alarm Service with emergency pull cords throughout the flat. The property is Leasehold with 125 years commencing 01/04/1999.

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



## Outside Front

Visitor Parking; Secure Entrance Door with Intercom; Communal Gardens

## Residents Lounge

Communal area with a variety of seating located on Ground Floor by Main Reception

## Entrance Hall

8' 10" MAX x 12' 0" MAX (2.69m x 3.65m)

Accessed via solid timber door; carpeted; Creda Slimline electric radiator; high level cupboard housing RCD Consumer Unit and electricity meter; access to large storage cupboard housing mains pressure hot water tank; Tunstall Statesman Alarm System with Emergency Pull Cord; access to Living Room, Disabled Access Shower Room and Bedroom

## Cupboard

4' 0" x 7' 0" (1.22m x 2.13m)

Carpeted; Shelving; Housing PulsaCoil III Mains Pressure Hot Water Tank

## Disabled Access Shower Room

5' 4" x 7' 0" (1.62m x 2.13m)

Non-slip flooring; fully tiled walls; TRITON Safe Guard Thermostatic Electric Shower; in-built shower chair; shower curtain and access doors; vanity unit with storage cupboard, drawers and stainless steel mixer tap; mirrored vanity unit with light; Creda and Nuaire extractor/ventilation systems; Consort towel heater

## Bedroom

14' 0" MAX x 9' 0" (4.26m x 2.74m) Plus Wardrobes

Carpeted; built-in wardrobes; Creda Slimline Electric Radiator; uPVC DG window to front; Emergency Pull Cord

## Reception Room

19' 0" x 11' 8" (5.79m x 3.55m)

Carpeted; Creda Superslim Combi Electric Radiator; Electric Feature Fireplace; uPVC DG window to front

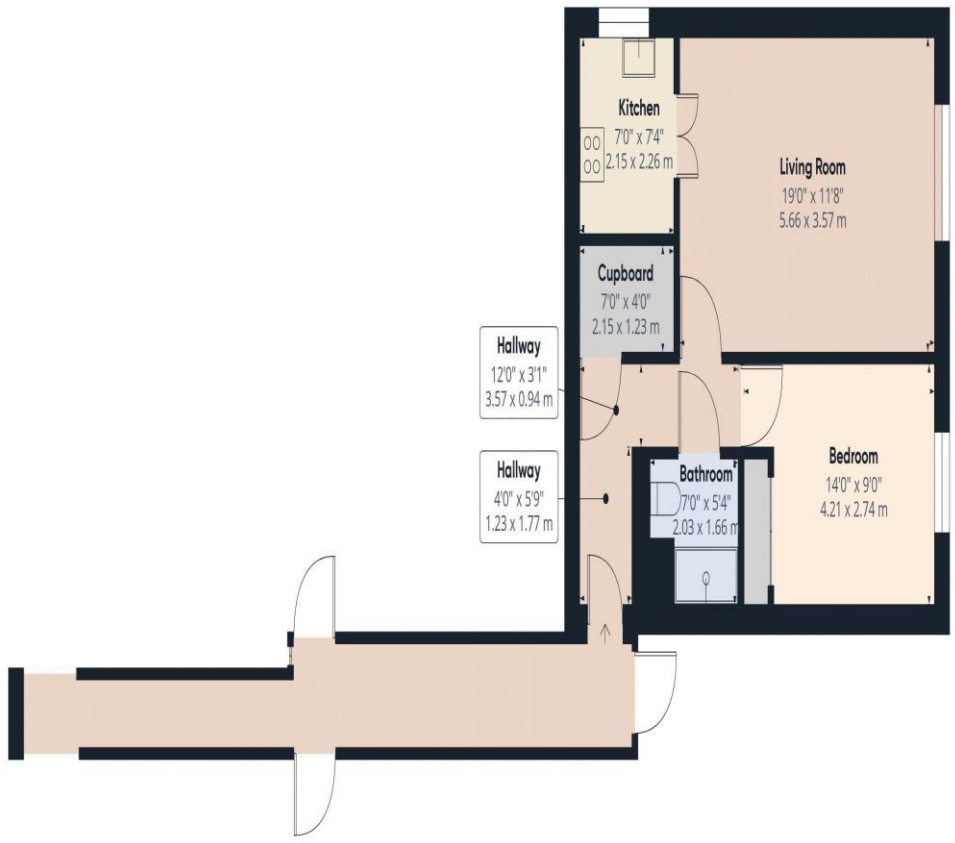
## Kitchen

7' 0" x 7' 4" (2.13m x 2.23m)

Accessed via timber doors with obscured glazed panels; Vinyl flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and separate hot and cold taps; Electrolux in-built oven; Electrolux 4-ring electr Hob with Electrolux extractor hood over; space for free-standing fridge and freezer; uPVC DG window to side; Creda Extractor Fan; Emergency Pull Cord



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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>  
520.97 ft<sup>2</sup>  
48.4 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

**CARDIFF & THE VALE**

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