

02920 204 555

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

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Forest View  
Fairwater, Cardiff  
CF5 3EL

£99,950  
Leasehold (Approx. 79 Years Remaining)

# Forest View, Fairwater, Cardiff, CF5 3EL

- NO CHAIN
- FULLY RENOVATED
- GROUND FLOOR STUDIO
- 18ft LOUNGE / BEDROOM
- OPEN-PLAN TO KITCHEN
- SEPARATE SHOWER ROOM
- STUDY AREA
- OFF-ROAD PARKING SPACES TO REAR
- EXCELLENT TRANSPORT LINKS
- LEASEHOLD APPROX. 79 YEARS REMAINING



**MR Homes** are delighted to represent our client in bringing to market with **NO ONGOING CHAIN** this superb, fully renovated studio flat. The current owner has done a truly fabulous job of modernising this studio flat, which is light, bright and a genuinely pleasant space to inhabit, including a new kitchen complete with motion detecting lighting, the living area has a lovely window seat and then there is plenty of space for a double bed and bedroom furniture. The property is in a highly sought-after location with the shops and amenities of Fairwater Green just 0.5 miles away, which can be reached on foot within ten minutes or you can take advantage of the Forest View bus stop which is directly outside the property. The property briefly comprises: secure communal entrance; living and sleeping area; open-plan kitchen; study; shower room. The property also benefits from parking at the rear of the property. The property is **Leasehold with approximately 79 years remaining**.

**EPC Rating: D**  
**Council Tax Band: A**

**Mains Electricity, Water & Sewage Connected to Mains Drains**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



## Communal Hallway

Security door to Main Entrance; Property is accessed via solid timber door; Door to Rear Bin Store which leads to a series of steps that rise to the Off-Road Parking Spaces

## Studio Living Area / Bedroom

18' 3" x 9' 3" (5.56m x 2.82m)

Accessed via solid timber door; laminate wood flooring; uPVC DG windows to front; window seat; Ronite electric radiator

## Kitchen

7' 2" x 5' 6" (2.18m x 1.68m)

Vinyl flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; LEDs to base boards and at high level and inside cupboards (with proximity sensors); space for free-standing cooker, space and plumbing for washing machine, space for freestanding fridge/freezer; uPVC DG window to front

## Study

4' 6" x 5' 2" (1.37m x 1.57m)

Vinyl flooring; ARISTON hot water heater; timber window with leaded obscured glazing

## Shower Room

5' 11" x 5' 1" (1.80m x 1.55m)

Vinyl flooring; electric towel heater ladder style radiator; matching white suite comprising pedestal Wash hand basin with separate hot and cold taps; WC and shower cubicle with Redring Bright electric shower; fully lined walls with wet wall panels; timber window with obscured glazing to side

## Communal Wrap Around Gardens

## Off-Road Parking Spaces Available 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. 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>

448.21 ft<sup>2</sup>

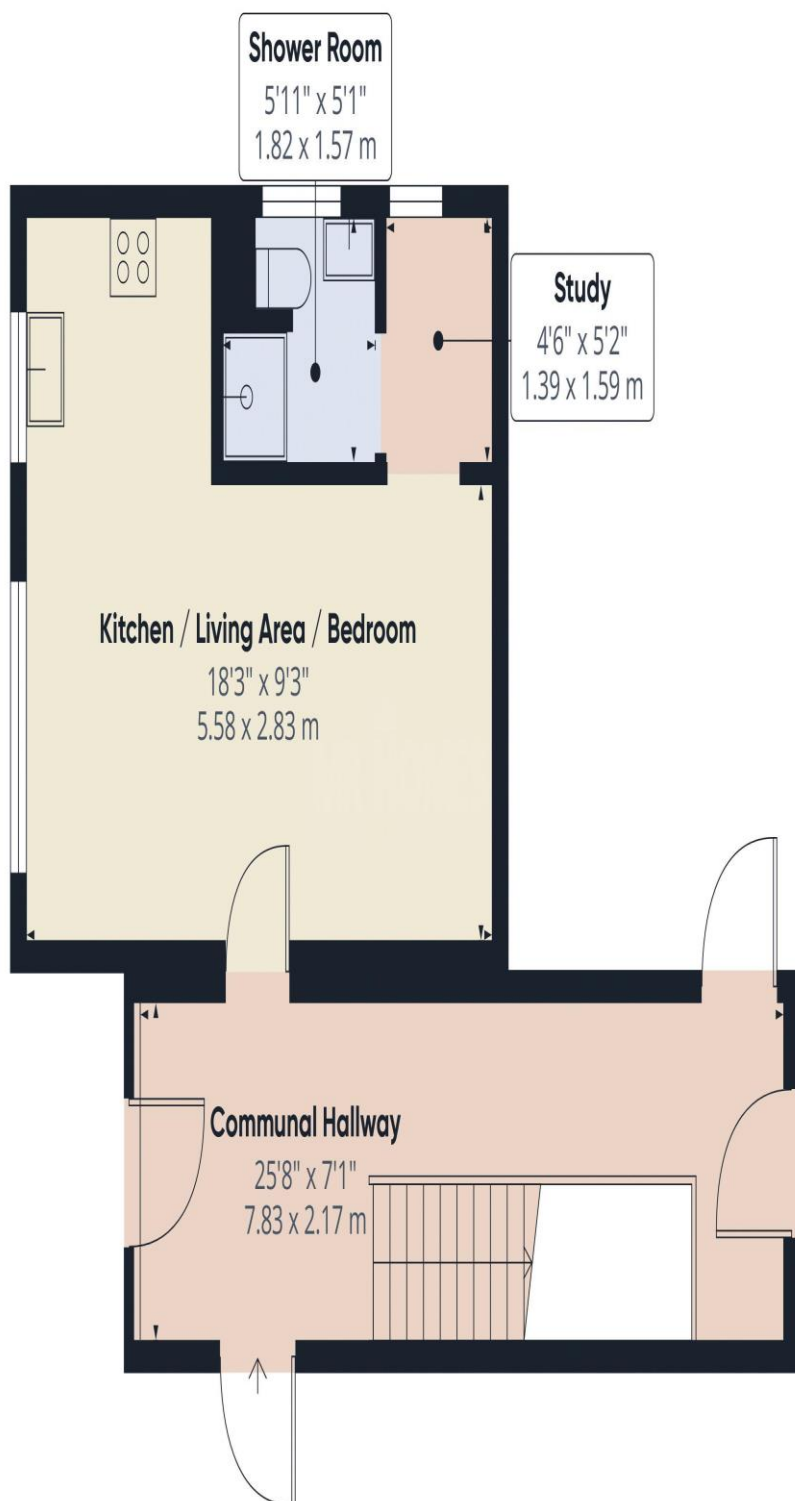
41.64 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## CARDIFF & THE VALE

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

**02920 204 555**