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MR HOMES
SALES & LETTINGS



Limeslade Close
Fairwater, Cardiff
CF5 3BD

Guide Price £140,000 to £145,000
Leasehold (~84 Years Remaining)

Limeslade Close, Fairwater, Cardiff, CF5 3BD

- 2 DOUBLE BEDROOMS
- PARKING
- REFURBISHED KITCHEN
- MODERN BATHROOM
- LARGE LIVING ROOM
- NEW ELECTRIC FIREPLACE
- NEWLY FITTED CARPETS
- NEW ELECTRIC RADIATORS
- uPVC DOUBLE GLAZING
- LEASEHOLD: ~84 YEARS



MR HOMES are delighted to represent our client in bringing to market this light, bright and airy 2 double bedroom first floor flat in this popular, purpose-built block in the sought-after location of Fairwater. The flat offers an excellent opportunity for a variety of potential buyers, including first time buyers, downsizers or investors/landlords. Moreover, the property has been extremely well maintained by the current owner and has recently had new carpeting and flooring throughout, the kitchen has had renovated worktops and cabinet doors to the kitchen and new electric radiators have been installed in the bedrooms and Living Room/Diner, as well as a brand new electric fireplace in the Living Room/Diner, giving the room a lovely, warm focal point. The accommodation briefly comprises: Entrance Hallway; Living Room/Diner; Kitchen; Bathroom; 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 further benefits from a parking space. The property has a 125-year lease which commenced on 27/01/1984 meaning there are 84 full years remaining.

Tenure: Leasehold (84 Years Remaining)

EPC Rating: D

Council Tax Band: B

Ground Rent: £85.60 PA Service/Maintenance Charges: £1,877 PA Mains Electricity. Water and Sewerage Connected to Mains Drains

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

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Entrance Hallway

Accessed via solid timber door; Newly Carpeted; newly installed RCD Consumer Unit; intercom unit

Communal Entrance

Accessed via main front door with intercom system to side; staircase rises to first floor

Living Room

14' 9" x 13' 0" (4.49m x 3.96m)

Newly carpeted; newly installed Adam Solis 2000W ceramic core electric radiator; newly installed remote control wall-mounted electric fireplace; uPVC DG window to front

Kitchen

5' 4" x 10' 2" (1.62m x 3.10m)

Newly laid LVT click vinyl flooring (100% waterproof); matching wall and base units with worktops over (carcasses original but new doors and new worktops tiled Splashbacks and stainless steel splash back for cooker space; new composite sink with draining board and stainless steel mixer tap; space for electric cooker; space for fridge/freezer; uPVC DG window to side

Bathroom

4' 6" MIN x 5' 7" MIN (1.37m x 1.70m)

Newly installed vinyl flooring; partly tiled walls; matching white suite consisting of sink with vanity unit and stainless steel mixer tap; WC; panelled bath with separate hot and cold tap and electric Triton RIBA shower over; storage cupboard housing hot water tank and heater; uPVC DG window to side

Bedroom 1

10' 0" x 9' 0" PLUS WARDROBES (3.05m x 2.74m)

Newly carpeted; new Adam Solis 1000W ceramic core electric radiator; built-in wardrobes; uPVC DG window to rear

Bedroom 2

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

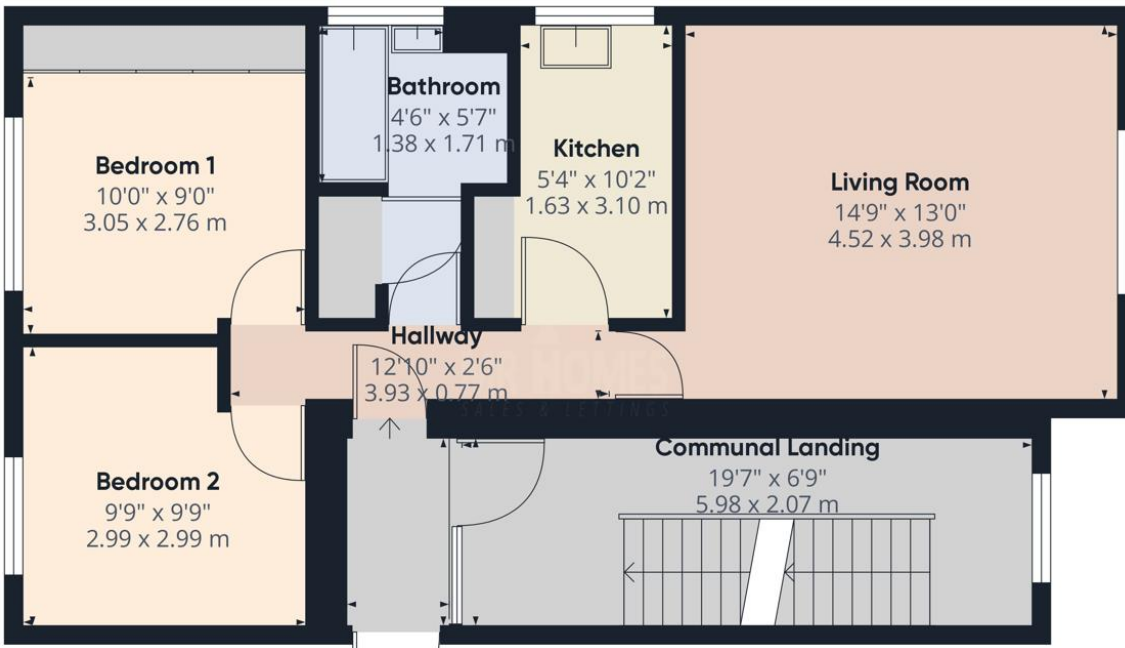
Newly carpeted; newly installed Adam Solis 1000W ceramic core electric radiator; uPVC DG window to rear

Outside Rear

Parking to rear with one allocated space



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: 467.48 ft² / 43.43 m²

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.

CARDIFF & THE VALE

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