

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



Fairwood Road,
Llandaff,
Cardiff CF5 3QL

Guide Price £99,950 to £109,950
Leasehold – 33 Years Approx.

Fairwood Road, Llandaff, Cardiff CF5 3QL.

- NO CHAIN - CASH BUYERS ONLY
- 2-BED 1st FLOOR FLAT
- MODERN RE-FITTED KITCHEN
- SPACIOUS LIVING ROOM
- RE-FITTED BATHROOM SUITE
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- SHORT LEASE - 33 YEARS APPROX.



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NO CHAIN - 2-BED 1ST FLOOR FLAT
SHORT LEASE = 33 YEARS APPROX
CASH BUYERS ONLY.

MR HOMES are pleased to Offer **FOR SALE** this 2x Double Bedroom 1st Floor Flat, comprising in brief; Entrance Porch, Hallway, Living Room, Re-Fitted Kitchen, 2x Double Bedrooms, Re-Fitted Bathroom Suite. There is a Private & Enclosed Rear Garden.

The Flat has uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive 30kw Combi-Boiler.

NB: The Lease has 33 Years Approx. Remaining. £45.75 Per Month Approx. Service/Maintenance/Buildings Insurance Charges & £9 Per Year Ground Rent. *As Advised by Vendor.

EPC Rating = D.

Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Porch

4' 4" x 2' 9" (1.32m x 0.84m)

Hallway

8' 2" x 3' 0" (2.49m x 0.91m)

Kitchen - Re-Fitted

9' 4" x 7' 7" (2.84m x 2.31m)

Living Room

15' 7" x 13' 0" (4.75m x 3.96m)

Hallway to Bedrooms

7' 11" x 2' 9" (2.41m x 0.84m)

Bedroom 1

15' 6" x 9' 1" (4.72m x 2.77m)

2x Fitted Cupboards

Bedroom 2

12' 7" x 7' 9" (3.83m x 2.36m)

2x Fitted Cupboards

Bathroom Suite - Re-Fitted

9' 1" x 5' 1" (2.77m x 1.55m)

Front Courtyard - Enclosed & Low-Maintenance

Gate to Private Garden.

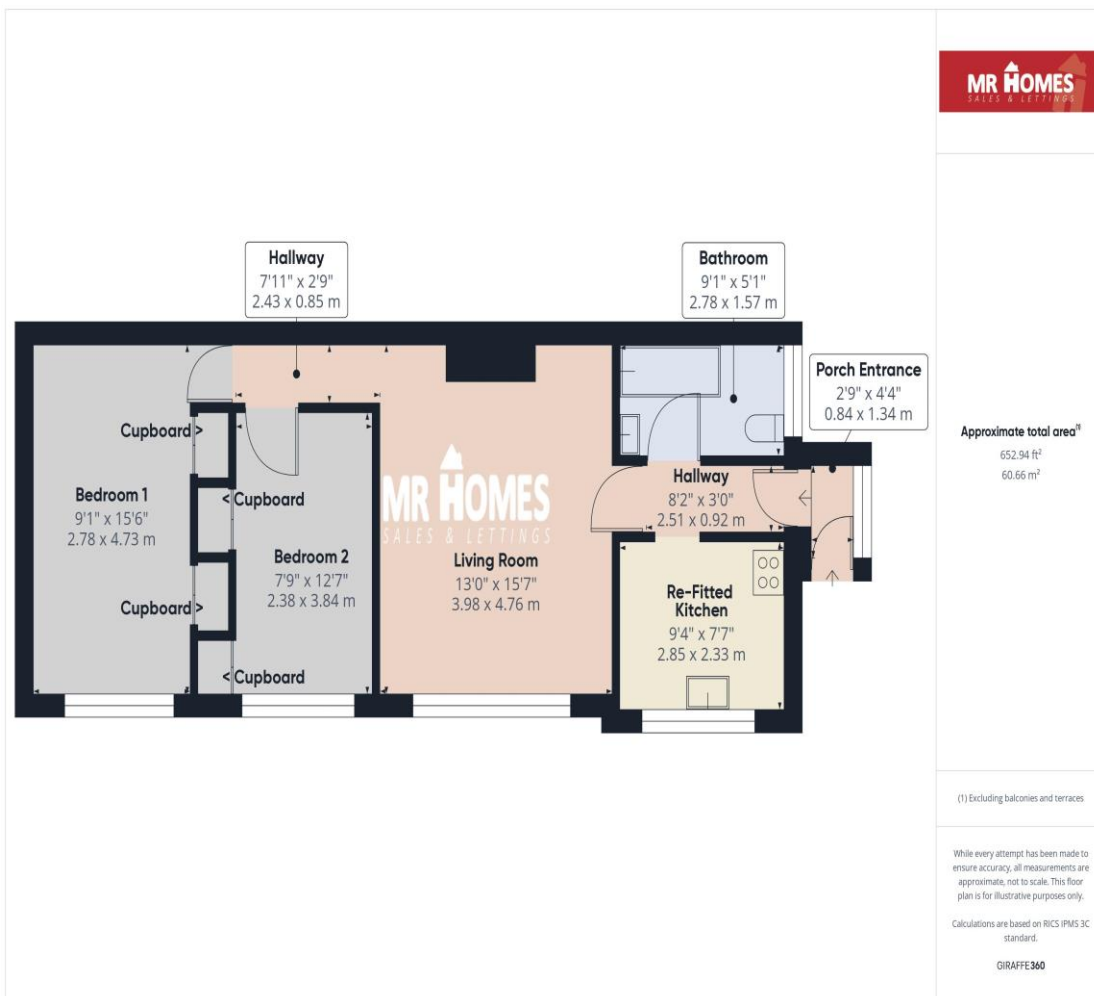
Private Rear Garden - Enclosed

NB: Currently Overgrown but is a Good Size & Private.

Parking - On Street Free Parking



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.



CARDIFF & THE VALE

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