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

**MR HOMES**  
SALES & LETTINGS



Limeslade Close,  
Fairwater,  
Cardiff CF5 3BD

Offers in the Region Of £130,000  
Leasehold



# Limeslade Close, Fairwater, Cardiff. CF5 3BD.

- IMMACULATE & MODERN FIRST FLOOR 1-BED APARTMENT/FLAT
- YOU CAN MOVE STRAIGHT IN
- SPACIOUS LIVING & DINING ROOM
- MODERN RE-FITTED KITCHEN
- MODERN RE-FITTED BATHROOM SUITE
- SPACIOUS DOUBLE BEDROOM
- ALLOCATED PARKING SPACE TO REAR
- uPVC D/G WINDOWS
- ELECTRIC HEATING (NO GAS)
- TENURE: LEASEHOLD (83 Years Remaining)



MODERN & IMMACULATE FIRST FLOOR 1-BED FLAT/APARTMENT - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN MODERNISED & DECORATED TO A HIGH STANDARD THROUGHOUT - SPACIOUS LIVING & DINING ROOM - RE-FITTED KITCHEN & 3-PIECE BATHROOM SUITE - SPACIOUS DOUBLE BEDROOM - ALLOCATED PARKING SPACE TO REAR - uPVC DOUBLE GLAZING WINDOWS - ELECTRIC HEATING (NO GAS) - TENURE: LEASEHOLD 83 YEARS REMAINING.

**MR HOMES** are very pleased to Offer **FOR SALE** this 1-Double Bedroom 1st Floor Flat, comprising in brief; Communal Entrance, 1 Flight of Steps to the 1st Floor Landing, Entrance Hallway, Living/Dining Room, Kitchen, Double Bedroom & Bathroom Suite. The Communal Gardens are always well maintained and there is an Allocated Parking Space to the Rear of the Block. uPVC Double Glazing Windows & Electric Heating (No Gas).

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link >

<https://tour.giraffe360.com/limeslade48ap/>

EPC Rating = Awaiting Assessment...

Council Tax Band = B.

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

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



## Communal Entrance

Enter via Security Door, Door to Rear Allocated Carpark, 1 Flight of Steps up to Landing. Door into Lobby, & Door into the Flats Entrance Hallway.

### Entrance Hallway

9' 10" x 2' 6" (2.99m x 0.76m)

Quality Fitted Carpet, Wall Mounted Door Entry System, Wall Mounted Electric RCD Consumer Unit, Doors to; Living & Dining Room, Kitchen, Double Bedroom & Bathroom Suite.

### Living & Dining Room

13' 0" x 11' 9" (3.96m x 3.58m)

Laminate Flooring, uPVC D/g Window to Front, Wall Mounted Electric Radiator, Coving to Ceiling.

### Kitchen - Re-Fitted & Modern

10' 0" x 5' 3" min width (3.05m x 1.60m)

NB: The Vendor has Maximised the Space in this Kitchen by Using the Previous Fitted Cupboard and adding a Matching Base Cupboard, Work Surface & Fixed Shelving. Ceramic Tile Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, Logik 4x Ring Electric Hob & Electric Oven, Plumbed for Washing Machine, Space for Tall Fridge-Freezer,

### Double Bedroom

13' 0" x 9' 10" (3.96m x 2.99m)

Laminate Flooring, uPVC D/g Window to Rear (Overlooks Carpark), Wall Mounted Electric Radiator, Coving to Ceiling.

### 3-Piece Bathroom Suite - Re-Fitted & Modern

10' 6" max length x 6' 6" (3.20m x 1.98m)

Tiled Flooring, Panel Bath with Chrome Mixer Tap and Electric Shower Over, Glass Shower Screen, Panelled Walls, Hand Wash Basin with Chrome Mixer Tap Set in a Vanity Cupboard, Bathroom Cabinet Over with Mirrored Doors, Wall Mounted Shaver Point, Close-Coupled W.c, Fully Tiled Walls, Wall Mounted Electric Heater. NB: Door to Airing Cupboard Housing a Large Hot Water Tank.

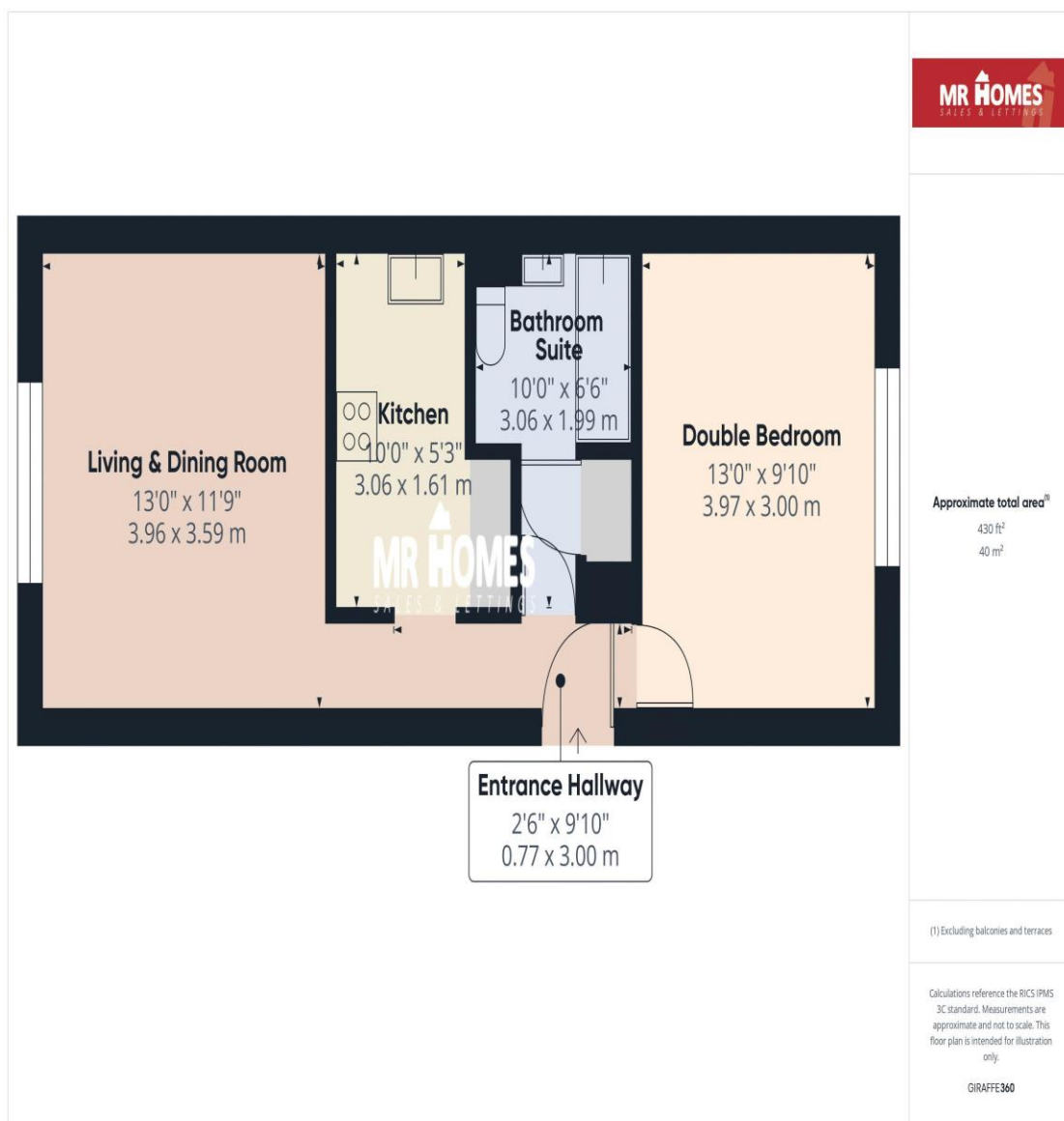
### Well Maintained Gardens to Front & Side

### Allocated Parking Space to Rear of Property

The Space is Located Inline with the Bedroom Window.



**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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