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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
Cardiff.
CF5 3QL

Guide Price - £110,000 to £120,000
CASH BUYERS ONLY

Fairwood Road, Cardiff. CF5 3QL.

- TWO BEDROOM APARTMENT
- SPACIOUS LOUNGE
- FITTED KITCHEN
- GROUND FLOOR
- MODERN BATHROOM
- EXTREMELY SOUGHT AFTER LOCATION
- NO CHAIN
- CASH BUYERS ONLY



*****GUIDE PRICE £115,000 TO £125,000*** CASH BUYERS
ONLY*** NO CHAIN*** ATTENTION INVESTORS*****

GROUND FLOOR TOW BEDROOM APARTMENT LOCATED IN LLANDAFF MR HOMES are very pleased to Offer FOR SALE this Ground Floor Flat/Apartment Located in a Sought-After Area Within Walking Distance of Llandaff Village that has an Array of Shops, Restaurants and Bars. The Apartment comprising in brief: Gated Front Communal Courtyard, Porch Entrance, Hallway, Kitchen, Bathroom, Lounge, Mid-Hallway, Two Bedrooms There is an Attractive Garden to the Front of the Property. The Property Further Benefits From uPVC Double Glazing Windows & Combi-Boiler and is Being Sold with No Onward Chain.

Tenure Leasehold Approximately 34 Years

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 PLEASE
CONTACT MR HOMES: 02920 204 555**



Entrance Porch

Enter via uPVC Obscured D/g door with uPVC Obscured D/g Windows to Front & Sides. Door to Entrance Hallway.

Entrance Hallway

Laminate Flooring, Double Panel Radiator. Doors to; Lounge, Kitchen & Bathroom.

Lounge

Laminate Flooring, uPVC D/g Window to Front Overlooks Green, Double Panel Radiator, Feature Fireplace, Door to; Mid Hallway.

Kitchen

Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Front Overlooks the Green, Space for Freestanding Electric Cooker with Extractor Hood Over, Space for Tall Fridge-Freezer, Plumbed for Washing Machine. Combi Boiler.

Bathroom

Tiled Flooring, Panel Bath with Mixer Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin, Close-Coupled W.c, Chrome Ladder Radiator, Fully Tiled Walls, uPVC Obscured D/g Window to Side.

Midway Hallway

Laminate Flooring, Doors to Bedrooms 1 & 2.

Bedroom 1

Laminate Flooring, uPVC D/g Window Overlooks the Green, Double Panel Radiator, Fitted Wardrobe with Sliding Doors and a Fitted Cupboard.

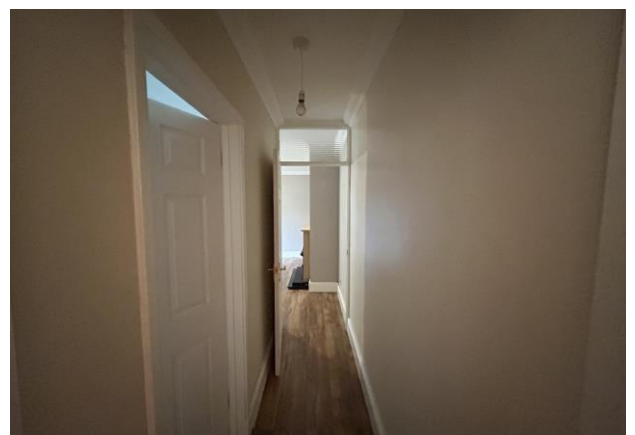
Bedroom 2

aminate Flooring, uPVC D/g Window to Front Overlooks the Green, Double panel Radiator. Doors to Fitted Cupboard.

Front Communal Courtyard is Gated

Door to Storage Shed.

front Garden



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⁽¹⁾

617.43 ft²

57.36 m²

(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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