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**MR HOMES**  
SALES & LETTINGS



Cartwright Lane  
Fairwater  
Cardiff

Guide Price Guide Price £105,000 to £115,000  
Leasehold

# Cartwright Lane Fairwater, Cardiff, CF5 3DD

## Overview

- 2 BEDROOM APARTMENT
- NO CHAIN
- UPVC THROUGHOUT
- ALLOCATED OFF ROAD PARKING
- GATED COMPLEX
- FERROLI COMBI-BOILER
- MAINS THERMOSTATIC SHOWER
- ATTIC STORAGE WITH LADDER
- LEASE 999 YEARS FROM 1990 / £50 PM SERVICE CHARGE



A great first-time-buyer apartment in a focal point of Fairwater close to shops and transport links...



GUIDE PRICE OF £105,000 TO £115,000 - 2 BEDROOM 1ST FLOOR FLAT - NO CHAIN - UPVC THROUGHOUT - 1X ALLOCATED PARKING SPACE - GATED CAR PARK - COMBI-BOILER - ATTIC STORAGE - CLOSE TO SHOPS Mr Homes are pleased to offer this great investment opportunity or alternatively a perfect first time buyer purchase, the property is situated just a few meters from the popular Fairwater Green area and briefly comprises of Entrance Hallway, Lounge/Diner, Kitchen, Bathroom, Bedroom 1 & 2. The property has a lease of 999 years from 1990 and service charges inclusive of ground rent of £50 per month, this makes it an ideal investment or potentially a great place for a professional looking for good transport links for rail or bus.





**Entrance hallway**

Vinyl flooring throughout with hardwood internal door entrance following communal area. Hallway has 2x large purpose-built cupboard stores, one as a cloakroom close to the door and one as a pantry or utility cupboard. The hallway also has the access hatch and ladder to the attic storage space.

**Lounge/Diner**

9' 6" x 16' 5" (2.896m x 5.009m)

Vinyl flooring throughout with bay fronted UPVC windows, plenty of space for Lounge and Dining furniture.

**Kitchen**

9' 5" x 6' 5" (2.871m x 1.958m)

Fitted kitchen with laminate and tiled work surfaces, integrated over, gas hob, space for white goods, UPVC window and a wall mounted Ferroli Combi-boiler. Tiled flooring throughout.

**Bedroom 1**

9' 1" x 7' 5" (2.771m x 2.264m)

Double bedroom with carpet throughout, UPVC window to the front and large fitted double wardrobes.

**Bedroom 2**

9' 1" x 5' 5" (2.759m x 1.659m)

Single bedroom with carpet throughout and UPVC window to the front.

**Bathroom**

8' 8" x 5' 6" (2.653m x 1.677m)

White modern 3 piece bathroom suite with chrome fixtures and fittings, Chrome towel radiator and mains plumbed thermostatic shower with glass shower screen and tiled flooring.



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## **CARDIFF WEST**

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## **FAIRWATER**

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## **GRANGETOWN**

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