



Cartwright Lane

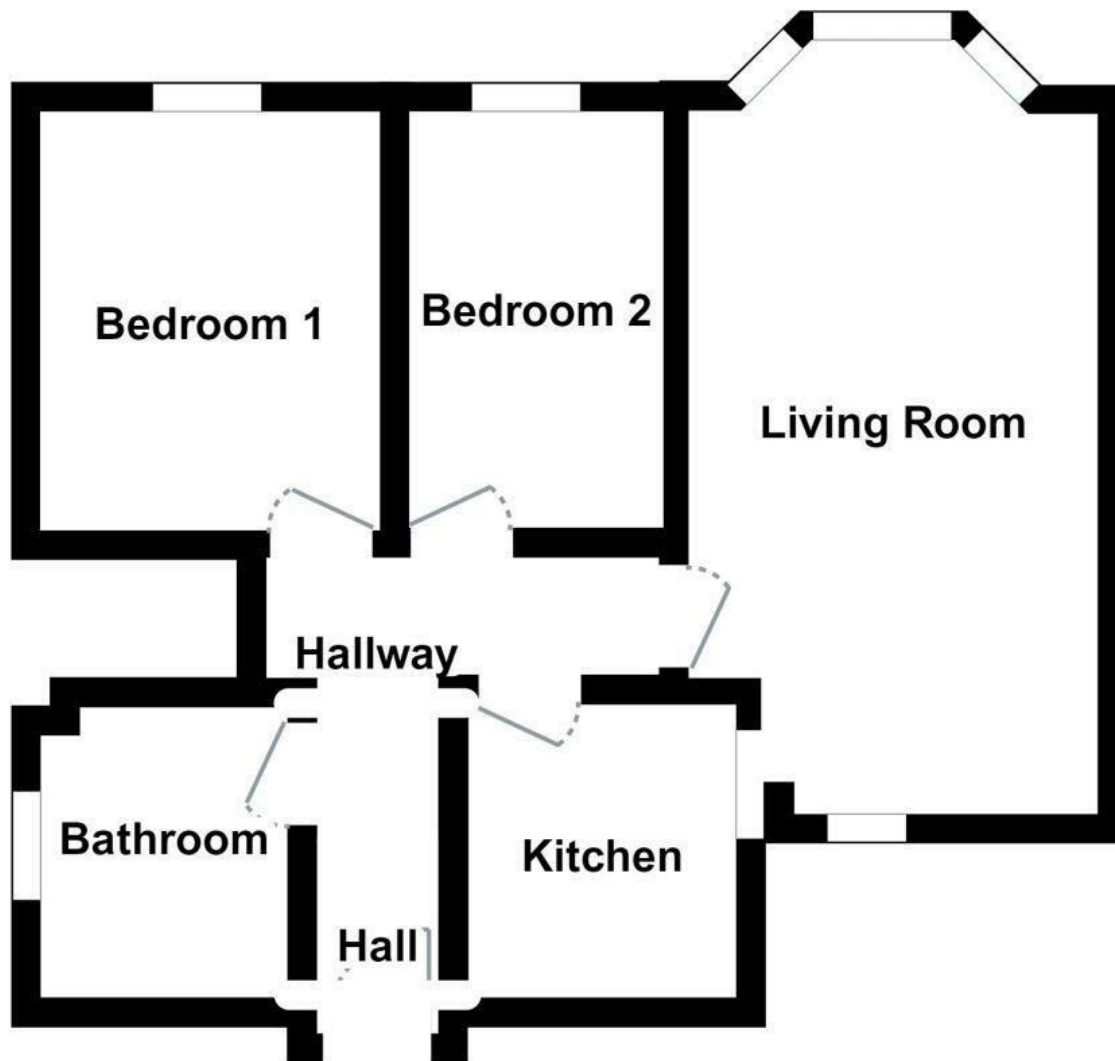
| Fairwater | Cardiff | CF5 3DD

No Chain. A two-bedroom flat set in the heart of Fairwater village. Offering: Entrance, Modern Kitchen, Two Bedrooms, Lounge/Dining Room and Bathroom. There is allocated off-street parking, and gas central heating. Placed within a stone's throw of Fairwater's local shops, cafés and amenities along with direct bus links to Cardiff city centre this flat should prove popular. Ideal first-time buy or buy-to-let investment. The property has complied to existing rental specifications with hardwired smoke detector and a new electrical fuse board.

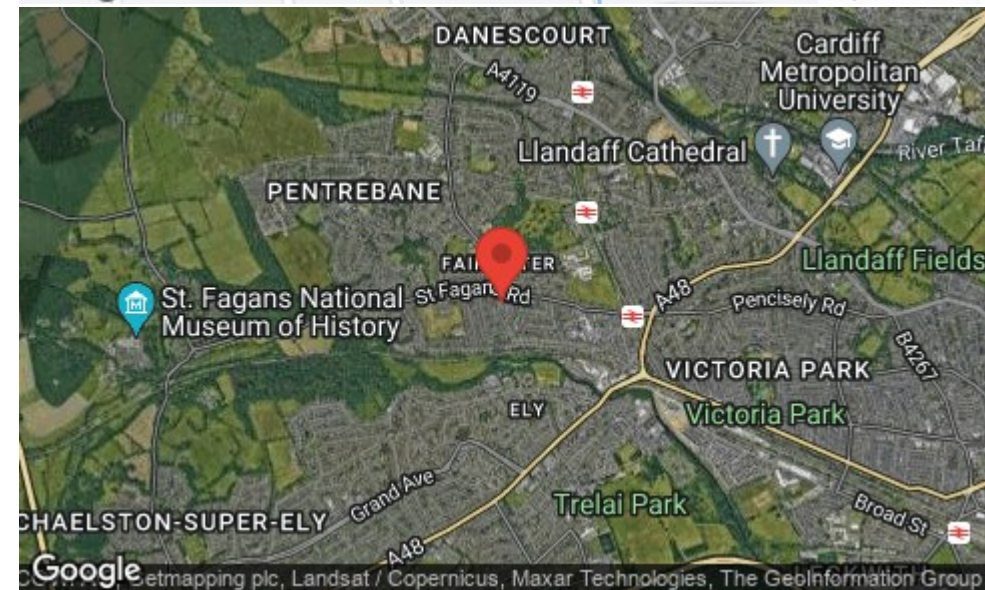
Entrance Entered via the communal entrance with stairs to the first floor.	Bedroom One 7'11" x 9'9" Double-glazed window to the front. Radiator. Laminate flooring.	Gated communal area with parking area , communal grass area,
Hallway L shaped hallway. Radiator. Tiled flooring. Entrance phone.	Bedroom Two 5'10" x 9'9" Double-glazed window to the front. Radiator.	
Living Room/Diner 18'2" max x9'9" Double-glazed bay window to the front and further window to the rear. Radiator. Part carpet and part laminate flooring.	Bathroom 6'11" x 5'9" Obscure double-glazed window to the side. Bath with shower plumbed over, glass splash back screen, w/c, and wash hand basin. Shaver point. Part tiled wall. Vinyl flooring. Radiator.	
Kitchen 6'10" x 6'3" Double-glazed window to the side. kitchen is fitted with wall and base units. Four-ring electric hob and integrated oven. Space and plumbing for washing machine and fridge freezer. Stainless steel sink and drainer with mixer tap. Radiator. Tiled flooring.	OUTSIDE Allocated parking for one vehicle to the rear.	
Additional Information We have been advised the property is Leasehold with 999 years from 1989. Service Charge 50.00 p.c.m. Ground Rent Peppercorn Ground Rent. Council Tax Band - B.		







For illustration purposes only. Not to scale.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(21-47) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	74
Potential	77
England & Wales	
EU Directive 2002/91/EC	

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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.