



Limeslade Close

| Fairwater | Cardiff | CF5 3BD



LIMESLADE CLOSE

Guide Price £169,950



No Chain. Perfectly positioned on this quiet cul de sac in Fairwater is this well proportioned two bedroom mid-terrace home. In need of some modernisation but offering excellent potential, this would make a perfect first time buy or investment.

The accommodation briefly comprises: Entrance Hall, Fitted Kitchen and an Open Lounge/Diner with french doors out onto the Rear Garden to the ground floor. To the first floor are Two Bedrooms and a Bathroom. The property further benefits from a good size rear garden and parking to the front.

Limeslade close is located within walking distance to Waungron Park and Train Station and within easy reach of local shops, cafés, and amenities. Internal viewings are a must!

Entrance

Entered via an obscure double-glazed pvc door to the front into the hallway.

Hallway

Lino flooring. Built-in storage cupboard. Door to:

Kitchen

7'3" x 7'5"

Double-glazed window to the front. The kitchen is fitted with wall and base units. Stainless steel sink. Space and plumbing for washing and space for further appliances. Vinyl flooring.

Lounge

12'7" x 16'3"

Double-glazed sliding patio doors to the rear garden. Night store heater. Laminate flooring. Spiral cast iron stairs to the first floor.

FIRST FLOOR

Landing

Bannister. Loft access hatch. Laminate flooring.

Bedroom One

12'7" x 12'5"

Double-glazed window to the front. Built in cupboard. Fitted wardrobes. Laminate flooring.

Bedroom Two

8' x 10'7"

Double-glazed window to the rear. Fitted wardrobes. Laminate flooring.

Shower Room

Shower, w/c and wash hand basin. Tiled walls. Vinyl floor. Shaver point.

OUTSIDE

Front

Small front garden. Parking on a first come first served basis.

Rear

Enclosed rear garden with paved patio with mature shrubs and flower borders.

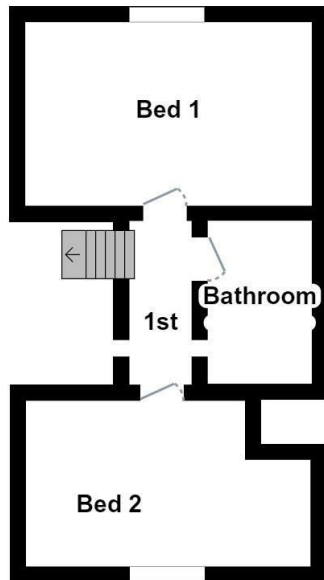
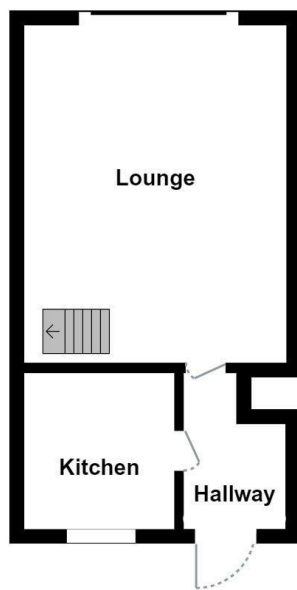
Additional Information

We have been advised by the vendor that the property is Freehold. £102.02 is billed per annum for: service charge from First Port Property Services for grass cutting at front of property (1st July 2024 to 30th June 2025)
Council Tax - C
EPC - D



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.