



MCLay Court

Hern and Crabtree

STRICTLY
RESIDENTS
PARKING
ONLY

St. Fagans Road

| Fairwater | Cardiff | CF5 3BP

ST. FAGANS ROAD

Guide Price £125,000



A larger style ground floor retirement apartment with a door straight onto the communal grounds, in a peaceful part of McLay Court. Well presented throughout, this would be a perfect apartment for anyone thinking of downsizing.

The accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with door onto the parking area, Fitted Kitchen, Double Bedroom and a Shower Room. McLay Court further benefits from communal lounge and gardens, washing facilities and off street parking. There is also a house manager and 24 hour pull cord care line system in each room.

McLay court is perfectly placed with a bus stop directly outside as well as within walking distance to local shops at Fairwater Green.

Communal Entrance

Entered via communal entrance with lift to all floors.

Entrance

Entered via a composite front door, radiator, airing cupboard housing the boiler.

Living/Dining Room

19'9 x 11'6

Double glazed window and doors to the front, radiator, coved ceiling.

Kitchen

7'3 x 6'11

Double glazed window to the side, wall and base units with worktop over, a four ring electric hob with cooker hood above and electric oven and grill, space for appliances, sink and drainer, laminate floor.

Bedroom

13'8 max x 8'10 max

Double glazed window to the front, radiator, fitted wardrobes.

Bathroom

5'6 x 6'9

Fitted with shower, easy access shower, w.c and wash hand basin, tiled walls, laminate floor.

Communal Lounge

There is a communal lounge and guest room. Lift to all floors. Housing manager on site. Safety pull cords.

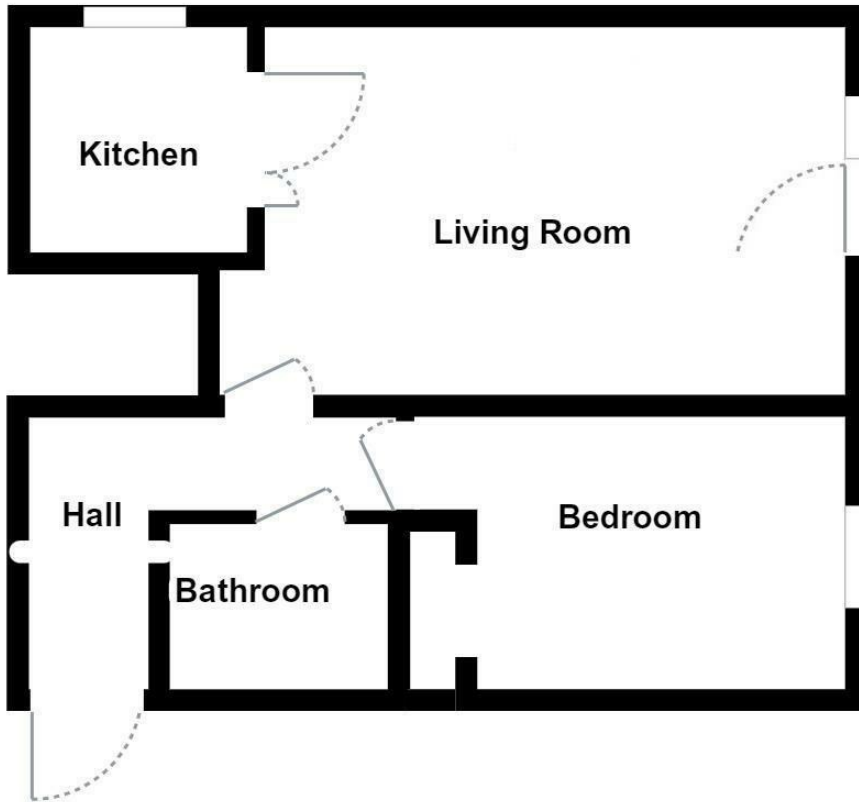
Tenure and additional information

We have been advised by the seller that the property is leasehold with 100 years remaining on the lease. Service charges are £1353.82 per half year including water rates so £2707.64 per annum. Ground Rent is £753.92. There is a communal laundry room.



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

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	81
	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.