

Plasmawr Road

FAIRWATER, CARDIFF, CF5 3JE

GUIDE PRICE £175,000

**Hern &
Crabtree**



Plasmawr Road

A stylish and completely transformed two bedroom top floor apartment that would make a perfect first time buy or investment!

Modernised throughout to a very high standard by the current owner, the accommodation briefly comprises: Communal Entrance Hall, Hallway, Open Plan Lounge/Diner with Juliette Balcony, Modern Fitted Kitchen, Two Bedrooms and a Contemporary Shower Room. The property further benefits from an allocated parking space.

Sycamore House is tucked off Plasmawr Road is located a stone's throw away from Fairwater Green which offer a fantastic array of shops, cafe and local amenities. There are also excellent transport links close by via rail and bus into Cardiff City Centre. Internal viewings are highly recommended! 105 Years remaining on the lease.



653.00 sq ft

Communal Entrance

Entered via a communal entrance, stairs to the top floor.

Flat Entrance

Storage cupboards, one housing the boiler, radiator, access to loft space and laminate flooring.

Lounge/Dining Room

16'11 x 12'11

A Juliet balcony and double glazed window to the side, radiator, wood laminate flooring, archway to the kitchen.

Kitchen

6'3 x 9'10

Double glazed skylight window to the rear, wall and base units, one and a half bowl sink and drainer, a four ring electric hob with combination oven and grill beneath, space and plumbing for a washing machine, wood laminate floor.

Bedroom One

12'9 x 11'5 max

Double glazed window to the front and double glazed skylight, radiator, built in desk,

Bedroom Two

6'11 x 9'

Double glazed window and skylight to the front.

Bathroom

6'3 x 6'5

Double glazed skylight to the rear, walk-in shower, w.c and wash hand basin, heated towel rail, laminate flooring.

Parking

We have been advised by the seller that there is an allocated parking space and visitors parking on a first come first served basis.

Tenure and additional information

We have been advised by the seller that the property is leasehold.

125 from new 2005 with approximately 105 years remaining.

Service and Maintenance Charges £900 per half year.

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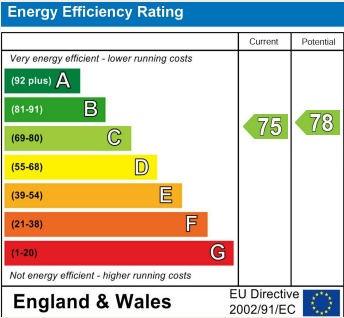
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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