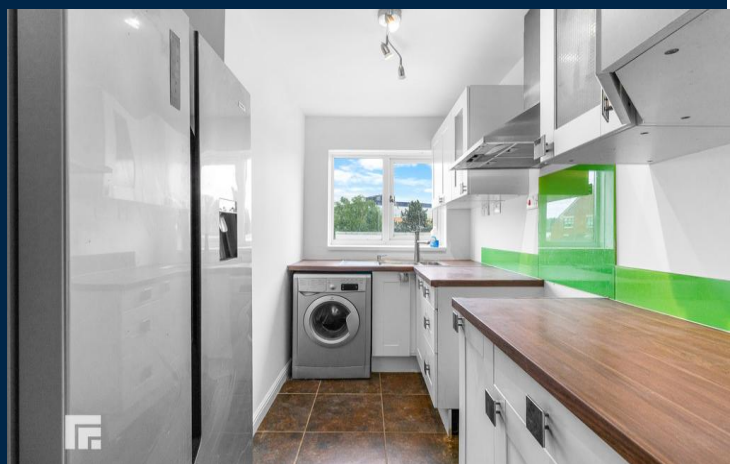




**53 OXWICH CLOSE**  
**FAIRWATER**  
**CARDIFF CF5 3BE**

ASKING PRICE OF  
**£132,000**



## APARTMENT



**2**



**1**



**1**



**1**

**\*\* A SECOND FLOOR \*\* TWO BEDROOM APARTMENT \*\* NO CHAIN \*\*** A bright two bedroom second floor apartment. The accommodation briefly comprises; communal entrance, entrance hallway, lounge/diner, kitchen, two bedrooms and the bathroom. Surrounded by communal gardens. EPC Rating: D

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX : 560 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

#### ENTRANCE

Entered via communal front door with intercom. Stairs to second floor apartment

#### HALLWAY

Doors to lounge/diner, kitchen, bathroom and two bedrooms. Electric radiator. Laminate wood flooring. Loft access.

#### LOUNGE/DINER

16' 11" (max) x 13' 0" (5.18m x 3.97m)  
Laminate wood flooring. uPVC double glazed window to front. Electric radiator.

#### KITCHEN

10' 1" x 6' 11" (max) (3.08m x 2.11m)  
A modern kitchen fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Space for cooker, washing machine and fridge/freezer. Fitted extractor hood. uPVC double glazed window to side. Tiled flooring and glass splash backs.

#### BATHROOM

10' 0" x 6' 6" (max) (3.07m x 1.99m)  
Low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled flooring and splash backs. uPVC double glazed window to side. Airing cupboard housing hot water tank.

#### BEDROOM ONE

10' 9" x 9' 10" (3.29m x 3.00m)  
uPVC double glazed window to rear with views.

#### BEDROOM TWO

9' 9" x 9' 8" (2.98m x 2.96m)  
uPVC double glazed window to rear with views.

#### OUTSIDE

Communal garden to front.

#### ADDITIONAL INFORMATION

125 years from 1984 83 years remaining.

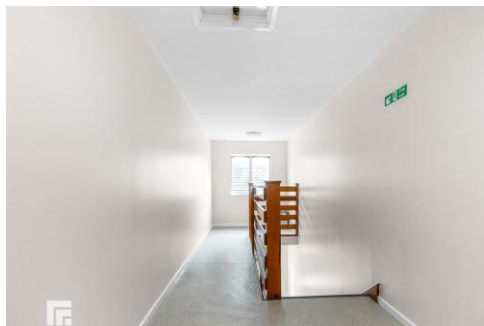
Ground Rent: £42.80 paid twice a year

Service Charge: £115 per month service



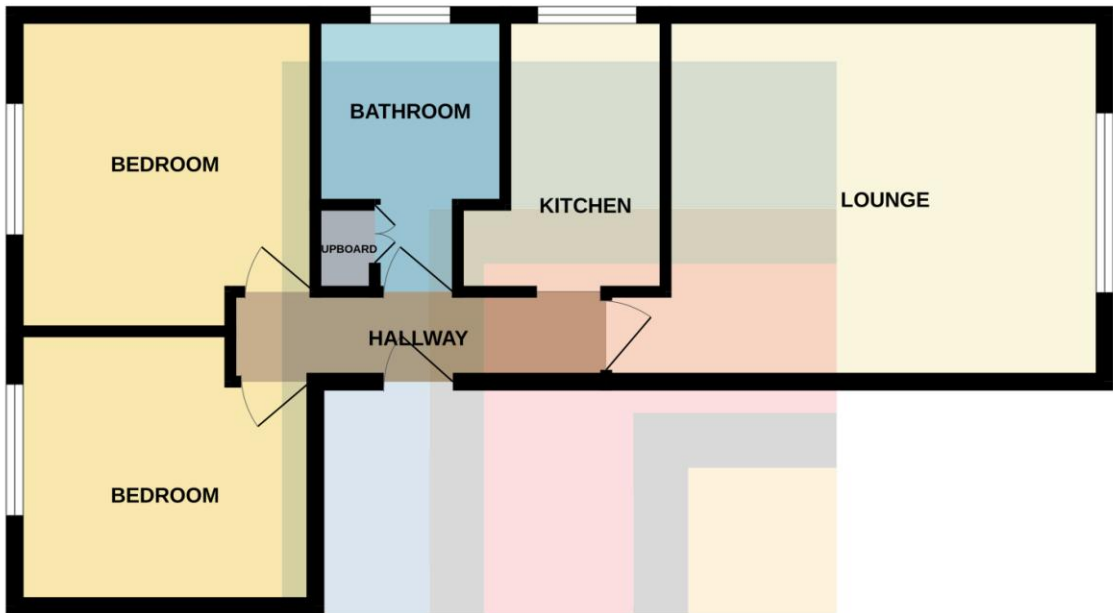


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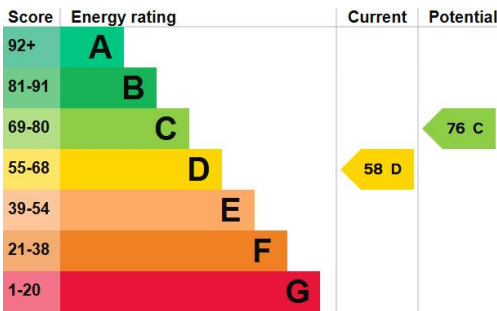
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SECOND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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13 Mount Stuart Square, Cardiff Bay, Cardiff,  
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