



CLOS Y GADWYN
FAIRWATER



"CHEF WAS QUITE
WOULD EAT
HERE AGAIN!"





CLOS Y GADWYN

FAIRWATER, CF5 2FB - £250,000



2 bedroom(s)



2 bathroom(s)



662.29 sq ft

A fantastic two double bedroom ground floor apartment that is immaculately presented throughout, placed on this newly built development. The apartment provides light and spacious living, this property would make a perfect first time buy or investment.

Finished to a high specification, the accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Kitchen/Diner/Sitting Area, Two Double Bedrooms one with en-suite and a Bathroom. The property further benefits from an allocated parking space.

Clos Y Gadwyn is perfectly located close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations.

PROPERTY SPECIALIST

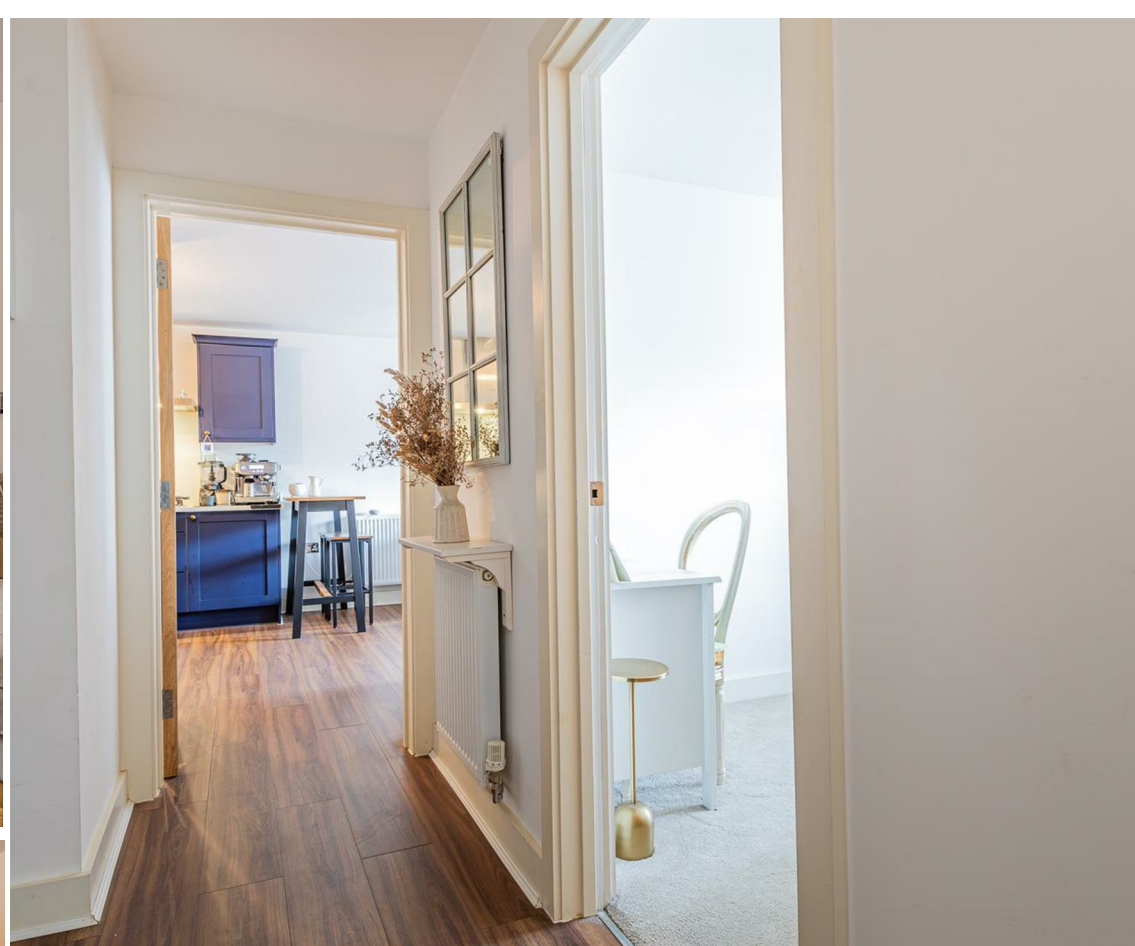
Mrs Ruby Ledley


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Valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	











ENTRANCE HALL

3.05m x 3.07m (10 x 10'1)

KITCHEN

3.12m x 3.73m (10'3 x 12'3)

LIVING ROOM

3.73m x 3.71m (12'3 x 12'2)

BEDROOM

2.21m x 3.20m (7'3 x 10'6)

PRIMARY BEDROOM

3.28m x 4.80m (10'9 x 15'9)

ENSUITE

1.19m x 2.92m (3'11 x 9'7)

BATHROOM

2.31m x 1.88m (7'7 x 6'2)

TENURE

We are informed by the owner that the property is Leasehold, this is to be confirmed by your legal advisor.

SERVICE CHARGE

£1100 per annum

COUNCIL TAX BAND

C

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An immaculately presented two bedroom apartment in a great location.

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Comments by Mrs Ruby Ledley

Clos Y Gadwyn, Fairwater, CRF

Ground Floor Interior Area 662.29 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross