

**Mclay Court St. Fagans Road, Fairwater
Cardiff
CF5 3BP**

Communal Hall & Lounge

Accessed via security entrance system into this inviting communal reception room. Door leading to passageway with lift and or steps rising to first floor landing. Panelled door leads into

Entrance Hall

With doors leading to lounge, two bedrooms, shower room, airing cupboard and storage closet. Convector heater.



Lounge 23'2" x 10'5"

A light and spacious living room with window overlooking gardens. Coved ceiling. Decorative fireplace with inset electric fire. Convector heater. 'French' style glass paneled doors lead through to



Kitchen 7'7" x 7'3"

Well proportion sized kitchen housing a selection of wall and base units incorporating worktop space and stainless steel sink unit. Integrated electric oven, hob & extractor hood. Tiled splashbacks. Vinyl floor



Bedroom One 16'2" x 9'1"

A large double window with window to rear. Mirror wardrobes. Coved ceiling. Convector heater



Bedroom Two 16'9" (max) x 6'6", 2611'6" x 5'3"

Generous sized bedroom tapering down in size. Window. Coved ceiling. Convector heater.



Shower Room W.C.

Tiled with suite comprising of low level W.C. pedestal wash hand basin. Glazed & tiled cubicle with chrome mains fed mixer shower. Vinyl floor



Gardens

the development is set within private grounds with communal garden to include lawns & mature shrubs.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be LEASEHOLD. Ground Rent of £385.00 Per Annum 125 Year term from April 1999 with 98 Years Remaining. Service Charge of £4,200.00 Per Annum that covers site management, warden, TV. licence, water rates,, buildings insurance. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		100
(81-91) B			(81-91) B	83	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	75	78	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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At This Lovely Purpose Built Retirement Complex For Over 55's At McLay Court, Fairwater Can Be Found This Generous Sized Self Contained Apartment In Nice Condition Throughout. Accommodation Briefly Comprises Of Entrance Hall, Large Lounge, Kitchen, Two Good Sized Bedrooms & Tiled Shower Room W.C. Electric Heating. Communal Reception Lounge, Gardens, Lifts, Stairs & Laundry. Visitor Guest Room On Site. Well Worth Viewing. No Chain. Note - There is no one below or above this apartment.