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MR HOMES  
SALES & LETTINGS



McLay Court

St. Fagans Road, Fairwater Guide Price £120,000

Cardiff CF5 3BP

Leasehold 103 Years Approx. Remaining

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

## Overview

- OVER 55's
- RETIRMENT COMPLEX
- 1st FLOOR
- LIFT ACCESS
- COMMUNAL GARDENS
- COMMUNAL PARKING
- RESIDENTS LOUNGE
- LAUNDRY ROOM
- ON SITE WARDEN
- LEASEHOLD 103 Years Approx.



\*\*\* RETIREMENT FLAT \*\*\*

\*\*\* OVER 55's \*\*\*

1x DOUBLE BEDROOM - 1st FLOOR  
with LIFT ACCESS - RESIDENTS LOUNGE  
with KITCHEN - LAUNDRY ROOM -  
COMMUNAL GARDENS - COMMUNAL  
PARKING - LEASEHOLD 103 Yrs Approx.  
REMAINING - CLOSE TO  
SHOPS/AMENITIES & EXCELLENT  
TRANSPORT LINKS



**MR HOMES** are very pleased to Offer  
**FOR SALE** this 1-Bedroom 1st Floor  
Retirement Apartment briefly  
comprising of; Entrance Hallway,  
Spacious Lounge/Diner, Kitchen, Large  
Double Bedroom with Fitted  
Wardrobes, A Modern Shower Room  
with Disable Access to Shower. The  
Property Benefits from uPVC Double  
Glazing Windows & Electric Heating.

**EPC Rating = B.**

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### **Communal Entrance**

Enter via Security Door with Intercom System - Leads to Day Room & Kitchen, Take a Left and walk to the Lift which takes you to the 1st Floor. Take another left and then right and arrive at the Apartment.

### **Entrance Hall**

Fitted Carpet - Door Entry System - Alarm Pull Cord, Intruder Alarm, Doors to; Lounge/Diner, Bedroom, Bathroom & Boiler/Storage Room.

### **Lounge/Diner**

19' 9" x 10' 6" (6.02m x 3.20m)

uPVC D/g Window - Electric Fire-Place - Alarm Pull Cord Door to Kitchen.

### **Kitchen**

8' 9" x 7' 7" (2.66m x 2.31m)

Matching Base Units with Work Surfaces Over - Stainless Steel Sink & Drainer - Under-Counter Fridge - Space for Electric Cooker - Alarm Pull Cord - uPVC D/g Window.

### **Double Bedroom - Spacious**

15' 9" x 9' 1" (4.80m x 2.77m)

Fitted Carpet - 2x Bi-Folding Mirrored Doors to Fitted Wardrobe - uPVC D/g Window - Alarm Pull Cord.

### **Shower Room**

6' 8" x 5' 3" (2.03m x 1.60m)

Non-Slip Flooring - Electric Shower with Disabled Use Enclosure - Pedestal Wash Hand Basin with Mixer Tap - Close-Coupled W.c - Wall Mounted Electric Fan Heater - Wall Mounted Electric Extractor Fan - Tiled Walls - Alarm Pull Cord.

### **Day Room/ Residents Lounge**

Access to the Rear Communal Gardens & Communal Kitchen



### **Laundry Room**

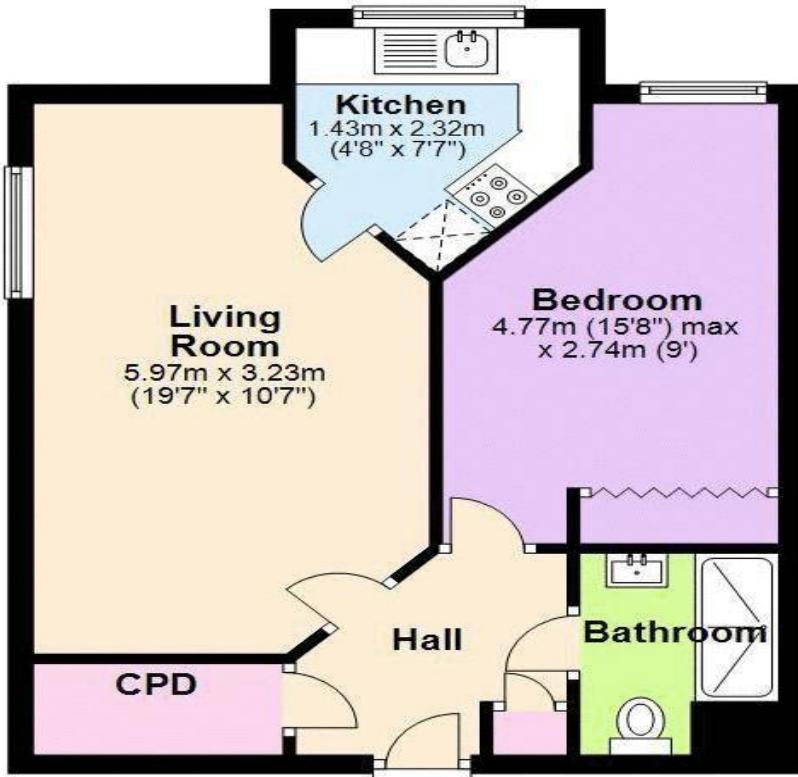
Access to Washing Machines & Tumble-Dryers



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.

## Floor Plan

Approx. 44.6 sq. metres (480.4 sq. feet)



**Total area: approx. 44.6 sq. metres (480.4 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## GRANGETOWN

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS