

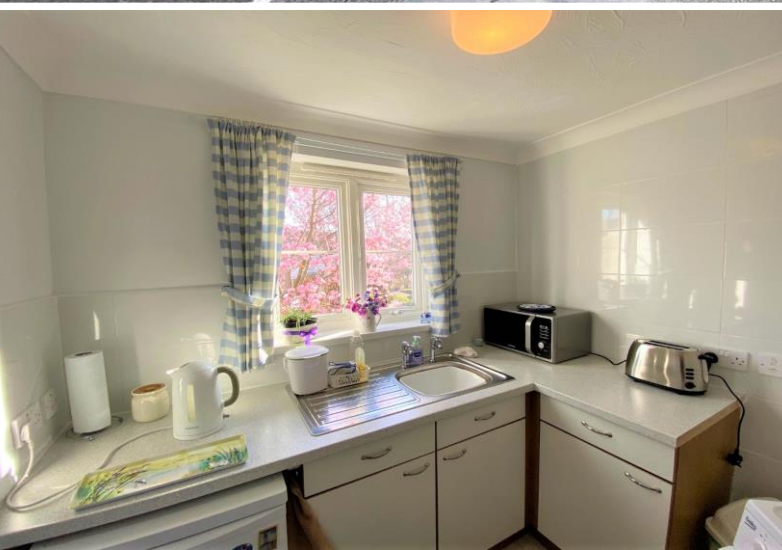
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Cardiff, CF5 5TD

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www.mr-homes.co.uk

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

Communal Gardens - Very Attractive

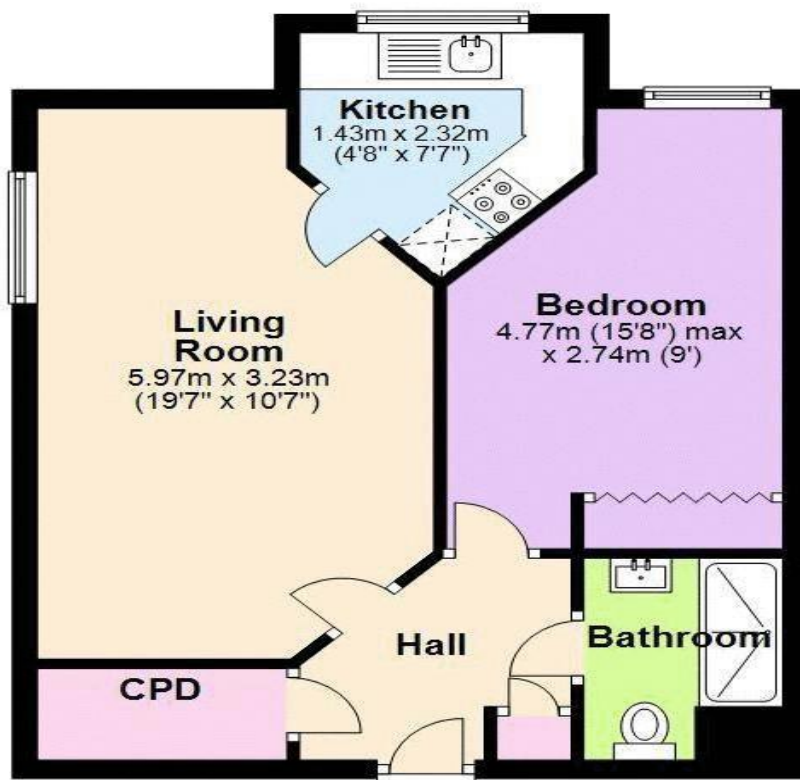
Always Lovingly Maintained

Communal Parking To the Front.

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.
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CARDIFF WEST

Homes House,
253 Cowbridge Road West,
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CF5 5TD

FAIRWATER

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CF5 3QB

GRANGETOWN

233 Penarth Road,
Grangetown,
Cardiff,
CF11 6FS