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MR HOMES  
SALES & LETTINGS



Greenland Crescent,  
Fairwater,  
Cardiff CF5 3HE

£140,000 to £150,000  
Leasehold 958 Years Approx.

# Greenland Crescent, Fairwater, Cardiff. CF5 3HE.

- 3-BED GROUND MAISONETTE
- VERY WELL PRESENTED THROUGHOUT - MOVE STRAIGHT IN
- CLOAKROOM/DOWNSTAIRS W.C
- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING & DINING ROOM
- LARGE MASTER BEDROOM with FITTED WARDROBE
- MODERN FAMILY BATHROOM SUITE
- WRAP AROUND COMMUNAL GARDENS (PRIVATE ROTARY WASHING LINE)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- LONG LEASE = 958 Years Remaining



A VERY WELL PRESENTED 3-BED GROUND MAISONETTE - MOVE STRAIGHT IN  
 - SPACIOUS LIVING & DINING ROOM - MODERN KITCHEN/BREAKFAST ROOM  
 - CLOAKROOM/DOWNSTAIRS W.C - LARGE MASTER BEDROOM with FITTED WARDROBES - MODERN FAMILY BATHROOM SUITE - WRAP AROUND COMMUNAL GARDENS - PARKING AVAILABLE TO FRONT & REAR - uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING  
 LONG LEASE = 958 YEARS APPROX. REMAINING -  
 \*£0 (ZERO) GROUND RENT \*£1255.52 APPROX. ANNUAL SERVICE CHARGE  
 \*As Advised by Vendor.



**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Ground Maisonette, comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Living & Dining Room, Kitchen/Breakfast Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Modern Family Bathroom Suite. The Wrap Around Communal Gardens are Always Very Well Maintained by the Management Company. You also have your own Private Rotary Washing Line, and Parking is Available to the Front & Rear. uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Platinum 28kW ErP Combi-Boiler.



360 VR Tour Link > <https://tour.giraffe360.com/greenlandcrescent2ap/>

EPC Rating =Awaiting Assessment...  
 Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## Entrance Hallway

12' 9" x 3' 3" (3.88m x 0.99m)

Entered via uPVC half-glazed & obscured D/g door - Laminate floor - Single panel radiator - Plastered walls & plastered ceiling - Understair storage area with wall mounted electric RCD consumer unit - Doors leading to Cloakroom, Kitchen/Breakfast Room & Living & Dining Room.



## Cloakroom/Downstairs W.c

3' 10" x 2' 4" (1.17m x 0.71m)

Laminate flooring - Plastered walls & plastered ceiling - Close coupled W.c - uPVC obscured D/g window to front.

## Living & Dining Room

14' 11" x 11' 10" (4.54m x 3.60m)

Laminate wood floor - 2 x uPVC D/g windows to rear - Single panel radiator - Plastered walls & plastered ceiling.

## Kitchen/Breakfast Room

12' 6" x 8' 4" (3.81m x 2.54m)

Ceramic tile floor - UPVC D/g window to front - Single panel radiator - Matching wall & base units - Complimentary work surface with tiled splash backs & breakfast bar - Stainless steel sink with drainer & mixer tap - Integral fan assisted electric oven - Four ring gas hob with modern extractor fan fitted - Space for tall fridge freezer - Plumbed for washing machine - Plastered walls & plastered ceiling with inset spotighting in ceiling - Access to Pantry.

## Pantry

2' 9" x 2' 4" (0.84m x 0.71m)

Ceramic tile floor & Fixed shelving,



## 1st Floor Landing

9' 0" x 3' 8" (2.74m x 1.12m)

Fitted carpet - Plastered walls & plastered ceiling - Door to large over stair storage cupboard with hanging rail & shelving - Doors leading to Bedrooms 1, 2, 3 & Family Bathroom.

## Bedroom 1

15' 0" x 8' 7" (4.57m x 2.61m)

Fitted carpet - uPVC D/g window to rear - Single panel radiator - Coving to ceiling - Plastered walls & plastered ceiling - Fitted wardrobes.

## Bedroom 2

9' 9" x 8' 8" (2.97m x 2.64m)

Laminate floor - uPVC D/g window to front - Single panel radiator - Coving to ceiling - Plastered walls & plastered ceiling - Door to airing cupboard housing BAXI Platinum 28 ErP Combi-Boiler.

## Bedroom 3

8' 0" minimum x 6' 0" (2.44m x 1.83m)

Laminate floor - uPVC D/g window to rear - Single panel radiator - Coving to ceiling - Fitted wardrobe.



## Family Bathroom

6' 0" x 5' 6" (1.83m x 1.68m)

Vinyl flooring - Panel bath with mixer tap & electric shower over, glass shower screen, Pedestal wash hand basin with mixer tap - Close coupled W.c - uPVC obscured D/g window to front - White ladder/towel radiator - Fully tiled walls & plastered ceiling.

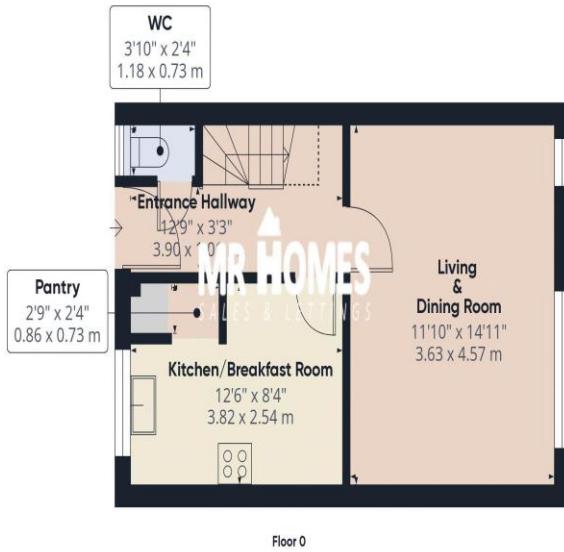
Communal Wrap Around Gardens with Private Rotary Washing Line to Front.

Always Very Well Maintained by the Management Company.

Parking Available to Front & Rear



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Approximate total area<sup>(1)</sup>

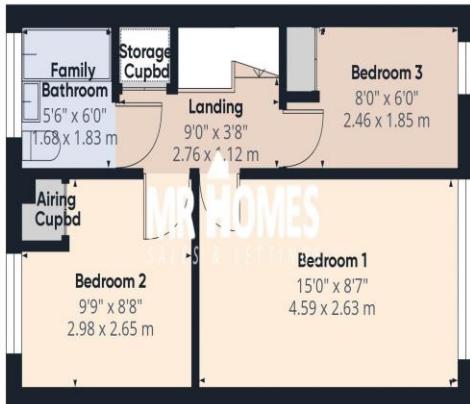
687.49 ft<sup>2</sup>

63.87 m<sup>2</sup>

Reduced headroom

10.44 ft<sup>2</sup>

0.97 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## CARDIFF & THE VALE

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