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MR HOMES
SALES & LETTINGS



Fairwood Road
Fairwater Cardiff
CF5 3QJ

Guide Price £130,000 to £139,950
Leasehold

Fairwood Road

Fairwater Cardiff CF5 3QJ

Overview

- GROUND FLOOR MAISONETTE
- PRIVATE WEST FACING GARDEN
- FITTED 'HIGH GLOSS' KITCHEN
- TWO GOOD SIZED BEDROOMS
- OVER 100 YEARS REMAINING ON LEASE
- SPACIOUS LOUNGE
- HIGHLY SOUGHT-AFTER LOCATION
- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO SHOPS & BUS ROUTES
- WOODEN GARDEN SHED



GUIDE PRICE £130,000 TO £139,950

MR HOMES are Delighted to Offer FOR SALE TWO BEDROOM GROUND FLOOR MAISONETTE This Property is Situated in One of Fairwaters Most Sought After Area is this Highly Desirable and Deceptively Spacious Ground Floor Maisonette with its Own Private West Facing Garden and Lease with over 100 years Remaining, it Would Appeal to First Time byers, Anyone Looking to Downsize or BTL Investors as it Would Achieve an Excellent Rental Income. The Light & Airy Accommodation Includes an Entrance Porch, Hallway, Generous Sized Lounge with Direct Access to the Garden from the Lounge, 'High Gloss' Fitted Kitchen, Three Piece Shower Room and Two Good Sized Bedrooms.

EPC Rating: D

Council Tax: C

To Arrange a Viewing Please Contact Mr Homes on 02920 204555 or email

sales@mr-homes.co.uk

FREE MORTGAGE ADVICE AVAILABLE ON REQUEST



Front & Communal Courtyard

Enclosed communal courtyard with residents washing lines and access to individual rear gardens.

Entrance Porch

Accessed via uPVC Double glazed door opening into porch with cloak hanging space, storage recess and laminate wood floor. Double glazed door opening to:

Entrance Hall

Coved ceiling, wall mounted meter cupboards, radiator, laminate wood floor and access to kitchen, bathroom & living room.

Kitchen

9' 1" x 7' 6" (2.77m x 2.28m)

The fitted kitchen offers an eye-catching range of 'high gloss' black wall cupboards and base units with complimenting red worktops over and a one and a half bowl stainless steel sink unit with mixer tap and drainer. Freestanding gas cooker with space for washing machine and fridge freezer. Cupboard housing 'combi' boiler, complimenting tiled splash backs, power points, ceramic tiled floor and double-glazed window to rear.

Shower Room

8' 6" x 4' 9" (2.59m x 1.44m)

Fully tiled walls and fitted suite comprising a low-level w.c, pedestal wash hand basin and walk-in shower unit. Radiator and obscured double-glazed window to side.

Living Room

15' 4" x 12' 9" (4.67m x 3.89m)

Double glazed window to rear and door opening on to the enclosed, west facing garden. Coved ceiling, radiator, telephone point, TV aerial connection, laminate wood floor and power points. Glass panelled door to:

Inner Hall

Coved ceiling, wall mounted light, doors to bedrooms.

Bedroom One

15' 5" x 8' 11" (4.70m x 2.72m)

Double glazed window to rear, built in wardrobe, radiator and power points.

Bedroom Two

12' 4" x 9' 6" (3.77m x 2.89m)

Double glazed window to rear, fitted wardrobe, radiator and power points.

Rear Courtyard

The enclosed generous sized, west facing garden is laid to patio with storage wooden garden shed included in the sale.

N.B

The 125 year lease commenced in July 2004 and has 108 years remaining.



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.

GROUND FLOOR 55.92 sq. m.
(601.97 sq. ft.)



TOTAL FLOOR AREA : 55.92 sq. m. (601.97 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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