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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Norbury Court, Bailey Close  
Fairwater, Cardiff  
CF5 3BH

Guide Price £90,000 to £99,950  
Leasehold



# Norbury Court, Bailey Close Fairwater, Cardiff, CF5 3BH

## Overview

- RETIREMENT HOUSING
- OVER 60's
- CARELINE ALARM SERVICE
- DOUBLE BEDROOM
- LOUNGE/DINER
- MODERN KITCHEN
- MODERN SHOWER ROOM
- GAS C/H with COMBI
- LEASEHOLD.
- ACCESS TO LAUNDRY ROOM



**NO CHAIN !!! - 1-BED 1ST FLOOR  
RETIREMENT PROPERTY - OVER 60's \*  
VERY WELL PRESENTED THROUGHOUT  
\* MOVE STRAIGHT IN \* EXCELLENTLY  
POSITIONED, CLOSE TO THE LAUNDRY  
ROOM, DAY ROOM & GUEST ROOM -  
PLENTY OF PARKING AVAILABLE –  
LEASEHOLD.**



**MR HOMES** Offer **FOR SALE** this Very Well-Presented 1st Floor 1-Bedroom Retirement Apartment. Comprising of; Entrance Hallway, Lounge/Diner, Re-Fitted & Modern Kitchen, 1 Double Bedroom, Re-Fitted & Modern Shower Room, Communal Gardens to Rear, Parking Available to Front. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 24i JUNIOR Combi Boiler. Communal Gardens to Rear & Parking Available to Front. Access to the Day Room and Washing Room.

**EPC Rating = C.**  
**Council Tax Band = B**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





### Entrance Hall

Enter via a uPVC Obscured D/g Door - Fitted Carpet - Understair Storage Area & Cupboard - Wall Mounted Electricity Fuse Box - Staircase to L-Shaped Wrap Around Landing. Orange Alarm Pull Cord Fitted.

### Landing - L-Shaped

Fitted Carpet to Wide Staircase - Brand New Fitted Carpet to Landing - uPVC D/g Window to Front - Single Panel Radiator - Hatch to Insulated Loft. Doors to; Storage Cupboard, Lounge/Diner, Bedroom & Modern Shower Room. Orange Alarm Pull Cord Fitted.

### Lounge/Diner

15' 5" x 10' 7" (4.70m x 3.22m)

Brand New Fitted Carpet - uPVC D/g Window to Rear Overlooking Communal Gardens - Single Panel Radiator - Coving to Ceiling - Wall Mounted SALUS Thermostat Controller - Wall Mounted Door Entry System - Door to Large Storage Cupboard. Orange Alarm Pull Cord Fitted.

### Kitchen - Re-Fitted & Modern

10' 1" x 6' 6" (3.07m x 1.98m)

Matching Wall & Base Units with White High Gloss Doors - and Work Surfaces Over - Stainless Steel Sink & Drainer with Mixer Tap - Freestanding Electric Cooker - Tall Fridge Freezer - Vinyl Flooring & Fully Tiled Walls. Wall Mounted Worcester Greenstar 24i JUNIOR Combi-Boiler. Orange Alarm Pull Cord Fitted.

### Bedroom - Double

14' 5" x 8' 8" (4.39m x 2.64m)

Fitted Carpet - uPVC D/g to Window to Rear Overlooking Communal Gardens - Single Panel Radiator - Coving to Ceiling - Fitted Bedroom Furniture including Wardrobes & Drawers To Stay. Orange Alarm Pull Cord Fitted.

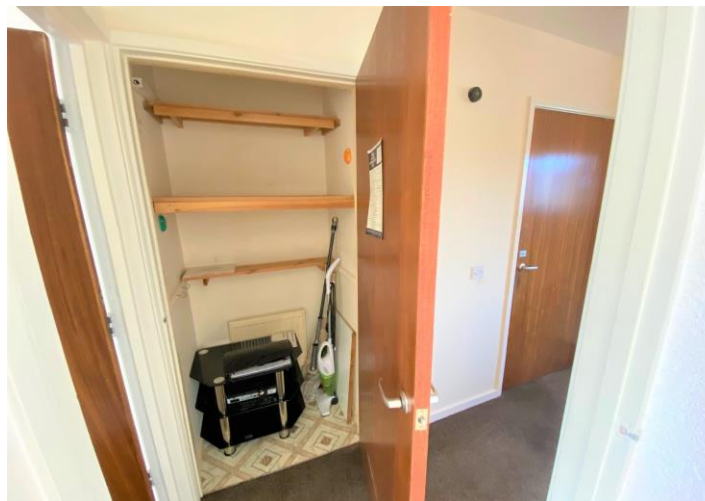
### Shower Room - Modern & Re-Fitted

6' 8" x 4' 11" (2.03m x 1.50m)

Vinyl Tile Effect Flooring - Shower Cubicle with MIRA Combi Force 415 Mixer Shower also including a Fold Down Seat - Pedestal Wash Hand Basin - Close-Coupled W.c - Chrome Ladder Radiator - uPVC Obscured D/g Window to Front - 2 Walls Fully Tiled. Orange Alarm Pull Cord Fitted.

**Communal Gardens - Always Lovingly Maintained**

**Parking Available to 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.



## 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