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253 Cowbridge Road West,
Cardiff, CF5 5TD

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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Laburnum Place
Fairwater
Cardiff CF5 3PJ

Guide Price £79,950 to £89,950
Leasehold

Laburnum Place Fairwater, Cardiff, CF5 3PJ

Overview

- NO CHAIN !!!
- 1st FLOOR
- 1 BEDROOM
- SPACIOUS LOUNGE/DINER
- KITCHEN
- REAR COURTYARD
- uPVC D/G WINDOWS
- GAS C/H
- CLOSE TO SHOPS/AMENITIES
- LEASEHOLD 103 Years Remaining



IDEAL FOR INVESTORS or FIRST TIME BUYERS

1-BED 1st FLOOR FLAT IN FAIRWATER

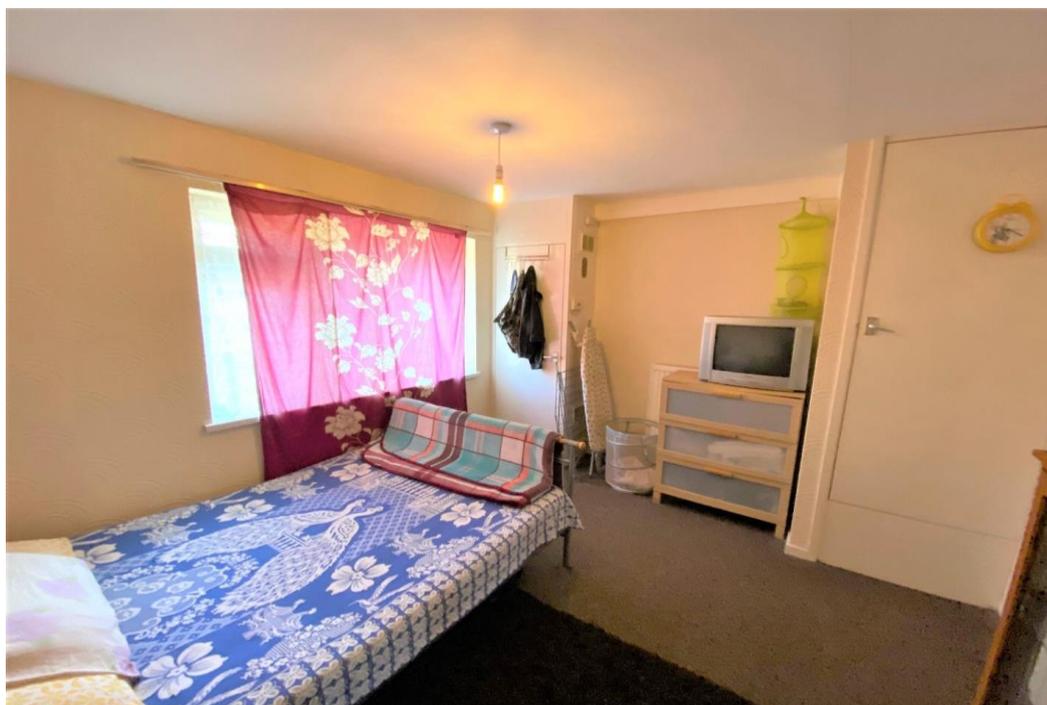
LEASEHOLD 103 Years Remaining

MR HOMES are pleased to Offer **FOR SALE** this 1-Bedroom 1st Floor Flat close to Playing Fields and comprising in brief; Entered via security Door, Steps up to 1st Floor Landing, Door into Entrance Hallway, Spacious Lounge/Diner with Views Over the Playing Fields, Kitchen, Bedroom & Bathroom. There is an Enclosed Communal Rear Courtyard where there is a Shed allocated to this Flat. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester 24i Combi-Boiler.

EPC Rating - Awaiting Assessment...
Council Tax Band = B.

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Entrance Hallway - 10' 5" x 3' 6" (3.17m x 1.07m)

Fitted carpet - wall Mounted Door Entry System - Hatch to Loft - 2x Storage Cupboards - 1 housing Electric RCD Consumer unit & Electric Pre-Payment Meter.

Lounge/Diner - 14' 5" x 10' 4" (4.39m x 3.15m)

Fitted Carpet - Door to Kitchen - Views Over Playing Fields.

Kitchen - 8' 3" x 6' 9" (2.51m x 2.06m)

Vinyl Flooring - Matching Wall & Base Units - Work Surfaces Over - Stainless Steel Sink & Drainer with Mixer Tap - Plumbed for Washing Machine - Gas Fitting for Gas Cooker.

Bedroom 1 - 11' 11" x 10' 11" (3.63m x 3.32m)

Fitted Carpet - 2x Fitted Cupboards - 1 housing Hanging Rail & 1 housing Worcester 24i Combi-Boiler.

Bathroom - 7' 1" x 6' 8" max (2.16m x 2.03m)

Panel Bath with Electric Shower Over - Pedestal Wash Hand Basin - Close-Coupled W.c.

Rear Communal Court Yard Garden.

Door to Outside Shed.



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