



**Mclay Court  
St Fagans Road  
Cardiff  
South Glamorgan  
CF5 3BP**

**Offers In Excess Of £93,000**

**bettermove**

# St Fagans Road Cardiff

Bettermove are proud to present this 1 bedroom retirement flat in Cardiff available with no forward chain/welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal parking area.

The council tax band is D.

This is a leasehold property with 125 years on the lease from 1999; the ground rent is £646.22 pa and the service charge is £2,339.94 pa.

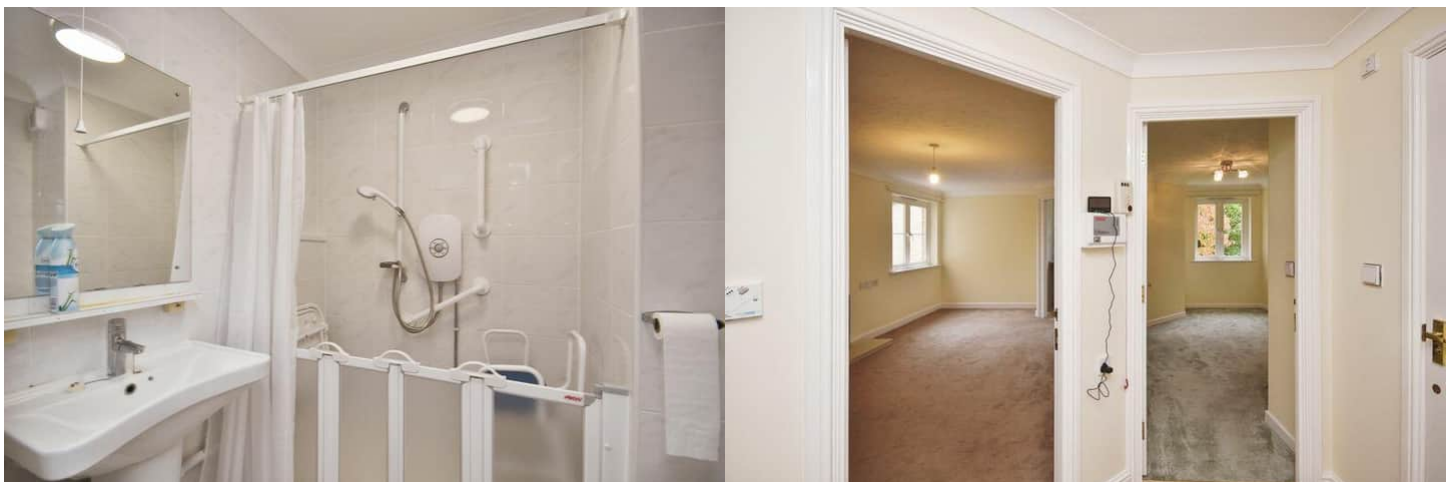
The interior of this property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular city of Cardiff, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A48, Waun-Gron park train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

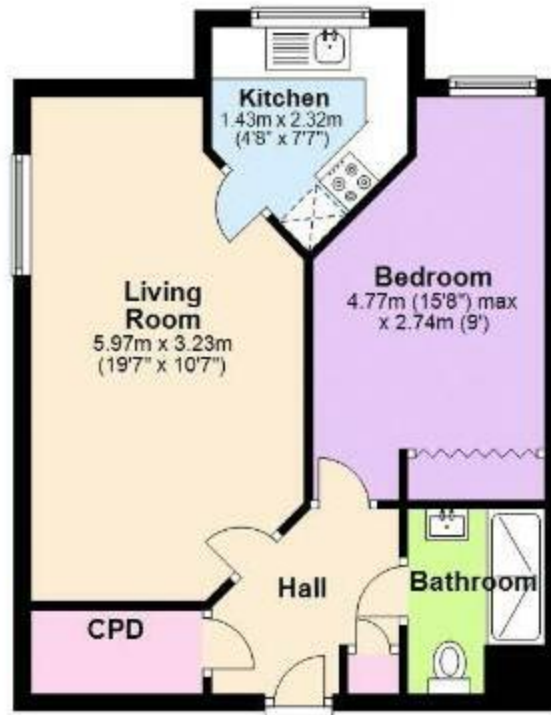
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



## 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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20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)