



86 Fairwood Road, Llandaff, Cardiff CF5 3QL

£110,000 to £120,000 £110,000 - Leasehold

Property Summary

GUIDE PRICE £110,000 TO £120,000 CASH BUYERS ONLY*** NO CHAIN*** ATTENTION INVESTORS***

GROUND FLOOR TWO BEDROOM APARTMENT LOCATED IN LLANDAFF MR HOMES are very pleased to Offer FOR SALE this Ground Floor Flat/Apartment Located in a Sought After Area Within Walking Distance of Llandaff Village that has an Array of Shops, Restaurants and Bars.

The Apartment comprising in brief: Gated Front Communal Courtyard, Porch Entrance, Hallway, Kitchen, Bathroom, Lounge, Mid-Hallway, Two Bedrooms There is an Attractive Garden to the Front of the Property. The Property Further Benefits From uPVC Double Glazing Windows & Gas Central Heating Powered by Combi-Boiler and is Being Sold With No Onward Chain.

Tenure Leasehold Approximately 34 Years Remaining

EPC Rating = D Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4

WWW.MR-HOMES.CO.UK

Features

- TWO BEDROOM APARTMENT
- FITTED KITCHEN
- MODERN BATHROOM
- NO CHAIN
- SPACIOUS LOUNGE
- GROUND FLOOR
- EXTREMELY SOUGHT AFTER LOCATION
- CASH BUYERS ONLY

Room Descriptions

Entrance Porch
Enter via uPVC Obscured D/g door with uPVC Obscured D/g Windows to Front & Sides.
Door to Entrance Hallway.

Entrance Hallway
Laminate Flooring, Double Panel Radiator. Doors to; Lounge, Kitchen & Bathroom.

Lounge
Laminate Flooring, uPVC D/g Window to Front Overlooks Green, Double Panel Radiator,
Feature Fireplace, Door to; Mid Hallway.

Kitchen
Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs,
Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Front Overlooks the
Green, Space for Freestanding Electric Cooker with Extractor Hood Over, Space for Tall
Fridge-Freezer, Plumbed for Washing Machine. Combi Boiler.

Bathroom
Tiled Flooring, Panel Bath with Mixer Shower Over, Glass Shower Screen, Pedestal Wash
Hand Basin, Close-Coupled W.c, Chrome Ladder Radiator, Fully Tiled Walls, uPVC
Obscured D/g Window to Side.

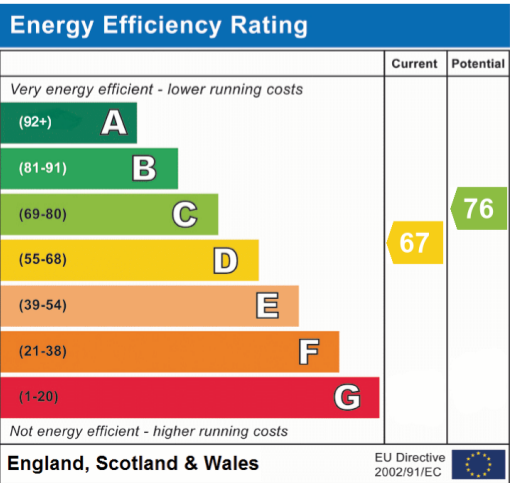
Midway Hallway
Laminate Flooring, Doors to Bedrooms 1 & 2.

Bedroom 1
Laminate Flooring, uPVC D/g Window Overlooks the Green, Double Panel Radiator, Fitted
Wardrobe with Sliding Doors and a Fitted Cupboard.

Bedroom 2
aminate Flooring, uPVC D/g Window to Front Overlooks the Green, Double panel Radiator.
Doors to Fitted Cupboard.

Front Communal Courtyard is Gated
Door to Storage Shed.

front Garden





Material Information

Mobile Signal
4G excellent data and voice, 5G great

Construction Type
Floor: Solid, no insulation (assumed)

Roof: (another dwelling above)

Walls: Cavity wall, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 56% of fixed outlets

EPC Rating: D (67)
Council Tax: Band C
N/A
Parking Types: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

