

8 Fairmead Court ,

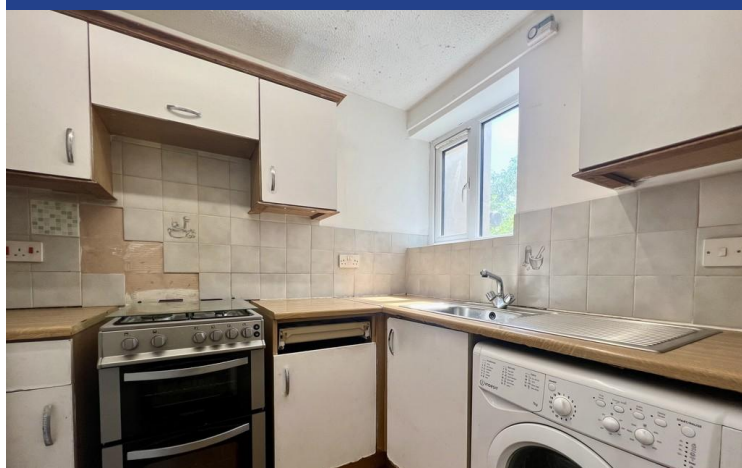
Cartwright Lane, Cardiff, CF5 3DD



Estate Agents and
Chartered Surveyors

Asking Price Of

£110,000



Ground Floor Apartment



Property Description

**** IN NEED OF UPGRADE THROUGHOUT ** TWO BEDROOM MAISONETTE ** NO CHAIN **** A two bedroom ground floor maisonette with independent entrance, lounge, kitchen, two bedrooms and a family bathroom. Communal areas and parking. No chain. EPC Rating: TBC

Tenure Freehold

Council Tax Band B

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses.

There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the central hallway. Storage cupboard. Radiator.

LOUNGE

18' 3" x 9' 8" (into bay)(5.57m x 2.97m)
With bay window to rear, additional window to front. Radiator.

KITCHEN

9' 5" x 6' 11" (2.88m x 2.12m)
Units and worktops to two sides. Inset stainless steel sink with side drainer. Space for slot in cooker. Space for fridge freezer. Plumbing for washing machine. Wall mounted Worcester combi gas central heating boiler. Window to side. Radiator.

BEDROOM ONE

9' 8" x 7' 10" (2.97m x 2.41m)
Aspect to rear, radiator.

BEDROOM TWO

9' 8" x 5' 7" (2.96m x 1.71m)
Aspect to rear. Radiator.

FAMILY BATHROOM

6' 10" x 5' 9" (2.09m x 1.76m)
Comprising bath, wash hand basin and low level wc. Obscured glass window to front. Electric shaver point. Radiator.

OUTSIDE

COMMUNAL AREAS

Lawns, pathways and parking.

ADDITIONAL INFORMATION

Tenure - Leasehold - 999 years from 1989

Service Charges - TBC

Ground rent - TBC

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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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