



**CROSSWAYS HOUSE,
FAIRWATER ROAD
LLANDAFF
CARDIFF CF5 2LD**

ASKING PRICE OF
£149,950



TOP FLOOR APARTMENT



1



1



1



1

****INCREDIBLE OPPORTUNITY IN THE HEART OF LLANDAFF**** MGY are delighted to bring to market this top floor, one bedroom apartment in the sought after area of Llandaff within walking distance to well regarded schools, Llandaff Village, the Cathedral and Llandaff Fields. The accommodation briefly comprises of an entrance hallway, with a good size bedroom, a well appointed modern shower room, spacious lounge leading to separate kitchen area. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 570 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate wood effect flooring. Single glazed sash window to rear aspect with secondary glazing. Doors to all rooms and storage cupboard housing hot water tank. Wall mounted door entry system. Electric heater. Pendant light fitting. PowerPoints.

LIVING ROOM

12' 5" x 13' 8" (3.81m x 4.17m)

Laminate wood effect flooring. Two electric heaters. Single glazed sash window to front aspect with secondary glazing. Feature fireplace with mantle surround. Pendant light fitting. PowerPoints.

KITCHEN

6' 7" x 6' 9" (2.01m x 2.06m)

Range of wall, base and drawer units with worktops over across three walls, incorporating stainless steel 1.5 sink and drainer with mixer tap over and freestanding gas hob and oven beneath. Vinyl flooring. Tiled splashbacks. Appliances such as fridge/freezer and washing machine. Velux window. Pendant light fitting. PowerPoints.

BEDROOM

12' 2" x 10' 0" (3.71m x 3.07m)

Double bedroom. Laminate wood effect flooring. Single glazed sash window to front aspect with secondary glazing. Two electric heaters. Wall mounted clothes rail. Pendant light fitting. PowerPoints.

BATHROOM

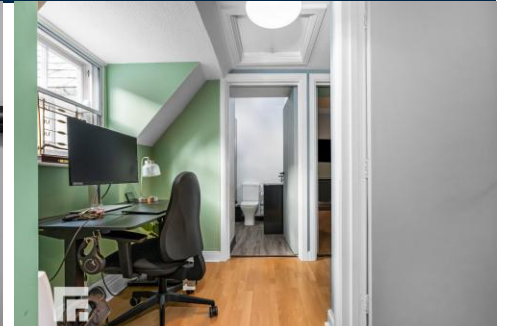
Modern suite comprising: Walk in tiled corner double shower cubicle, with glass door and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Vinyl flooring. Extractor fan. Heated towel rail. Velux window.

TENURE

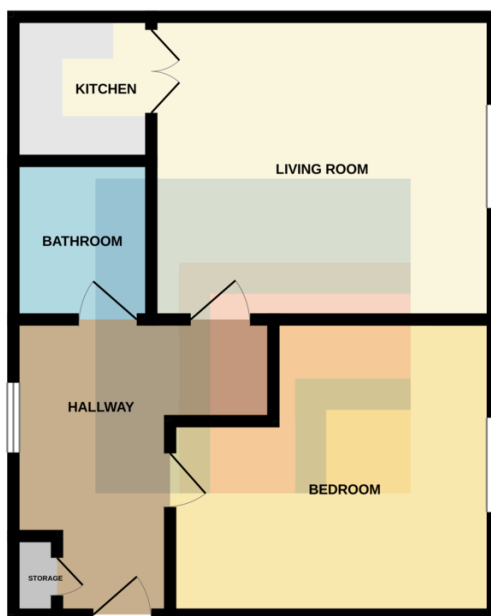
MGY are advised that the property is leasehold, with a term of 94 years on the lease. Service charges of approx. £1,977 per annum. Ground rent £100 per annum.



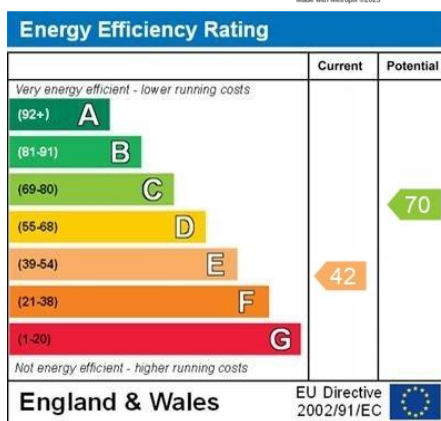
CROSSWAYS HOUSE, FAIRWATER ROAD, LLANDAFF, CARDIFF CF5 2LD



CROSSWAYS HOUSE, FAIRWATER ROAD, LLANDAFF, CARDIFF CF5 2LD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagen CADOS



WWW.EPC4U.COM

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK