

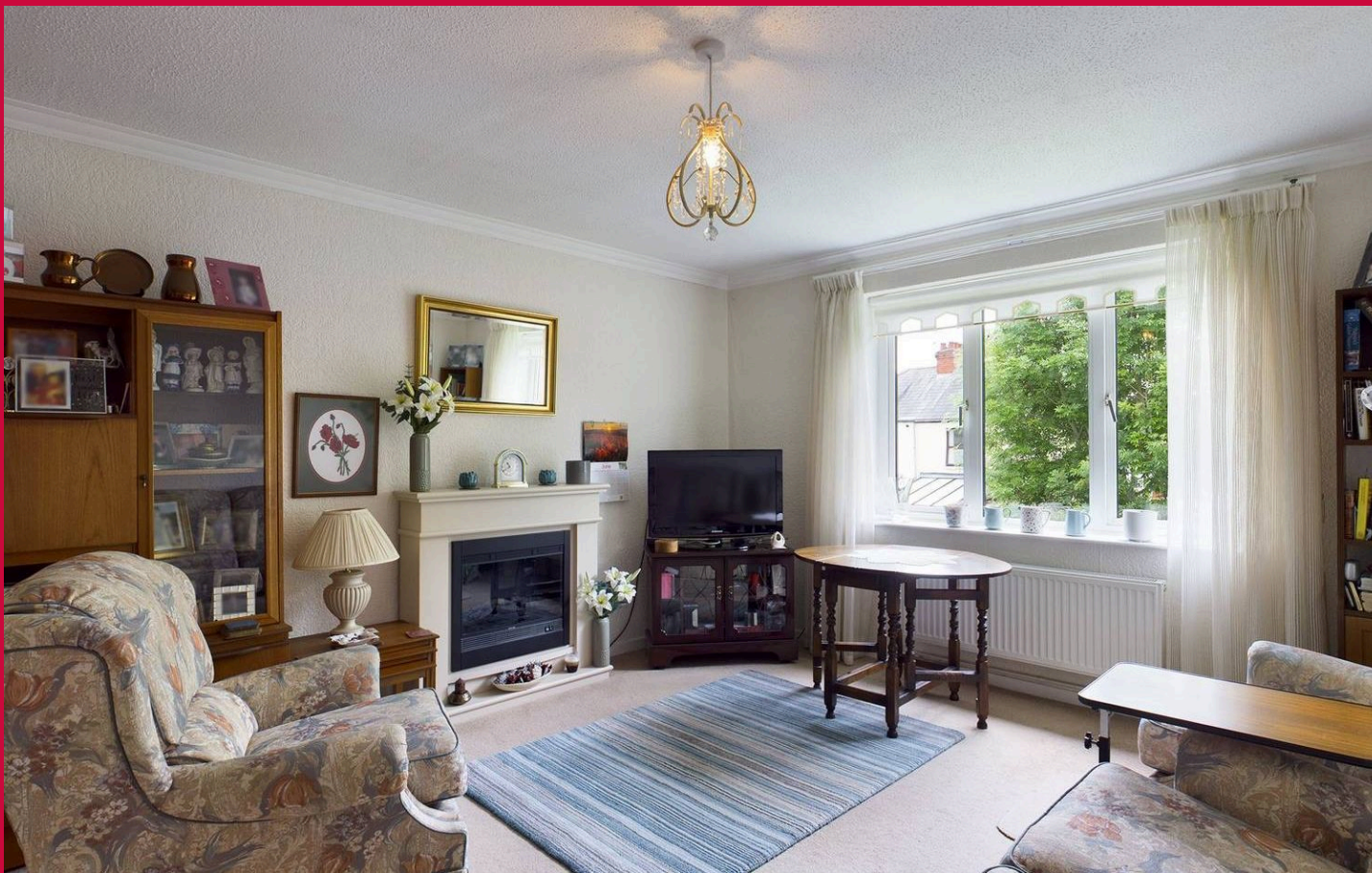


Flat 4, Norbury Court Bailey Close, Cardiff

Cardiff

£145,000





Flat 4

Norbury Court Bailey Close, Cardiff

Charming 2-bed flat in 55+ retirement complex in Fairwater. Private entrance, spacious living area, and well-proportioned bedrooms. Ideal for downsizers seeking comfort and tranquillity in sought-after location.

Council Tax band: B

Tenure: Leasehold 84 years remaining

Service Charge: £203.31 per month

Ground Rent: £100 per year

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 55+ Retirement Complex
- Well Maintained Apartment
- First Floor with Own Private Front Door
- Two Well Proportioned Bedrooms
- Spacious and Bright Living Room
- Popular Location in Fairwater

Approach (Ground Floor)

Norbury Court is located in Bailey Close, just off of St Fagans Road in Fairwater CF5. At the end of the close is the retirement complex with off road parking and path to the property.

Entrance Hallway (Ground Floor)

Access to the property is via a double glazed door with obscured glass insert. Carpeted stairs with balustrade, hand rail and fitted carpet lead to the first floor, storage under, lino flooring.

Landing

The landing is spacious and bright and makes the property feel welcoming. It has a double glazed window to front, access to loft hatch, storage cupboards, wall mounted radiator, power points and doors to:

Lounge / Diner

Double glazed window to rear, cornice to ceiling, storage cupboard, wall mounted radiator, fitted carpet, power points.

Kitchen

Double glazed window to front. With a range of floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Space for cooker, washing machine and fridge freezer, wall mounted combination Worcester boiler, lino flooring, power points.

Bedroom One

Double glazed window to rear, wall mounted radiator, fitted carpet, power points.





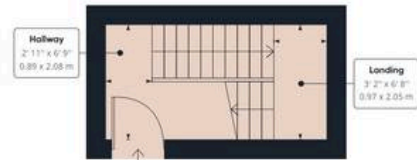
Bedroom Two

Double glazed window to rear, wall mounted radiator, fitted carpet, power points.

Bathroom

Obscured double glazed window to front. Panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with storage under, low level flush WC, wall mounted heated towel rail, wall mounted radiator, tiled walls, lino floor.





Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾

693.56 ft²

64.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

COMMUNAL GARDEN

A well kept communal garden.

OFF STREET

