



23 Greenland Crescent | Fairwater | Cardiff | CF5 3HE

**** BALCONY WITH SUPERB VIEWS ** GARAGE & PARKING ** NO CHAIN **** A two double bedroom second floor apartment in Greenland Crescent, Fairwater, set in ideal location with good transport links into Cardiff City Centre. Entered via communal entrance to second floor. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. Garage and parking. Communal gardens. Gas central heating.

Asking Price Of
£99,950

- Second floor apartment
- Lounge/diner & kitchen
- Two double bedrooms
- Communal garden
- Garage & parking
- EPC: D

029 2084 2124

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MGY, 6 Station Road, Radyr, Cardiff
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Property Description

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.

COMMUNAL ENTRANCE

Entered via glazed door into stairwell. Stairs to all floors.

HALLWAY

Entered via uPVC double glazed door. Doors leading to kitchen, lounge/dining room, two bedrooms and bathroom. Radiator.

KITCHEN

10' 8" x 7' 7" (3.27m x 2.33m) A fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, hob and extractor over. Space for fridge/freezer and washing machine. Wall mounted Worcester combi boiler. Fully tiled walls and flooring. uPVC double glazed window to front.

LOUNGE/DINING ROOM

14' 2" x 13' 7" (4.32m x 4.15m) uPVC double glazed door leading to balcony with fantastic views, plus uPVC double glazed panel to side. TV aerial point. Radiator.

BEDROOM ONE

13' 7" x 10' 7" (4.15m x 3.24m) uPVC double glazed window to rear. Storage cupboard. Radiator.

BEDROOM TWO

10' 6" x 7' 6" (3.22m x 2.29m) uPVC double glazed window to rear. Radiator.

BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m) Two uPVC obscure double glazed windows to rear. Tiled floor and part tiled walls. Panelled bath with shower over. Low level wc. Pedestal wash hand basin. Radiator.

GARAGE

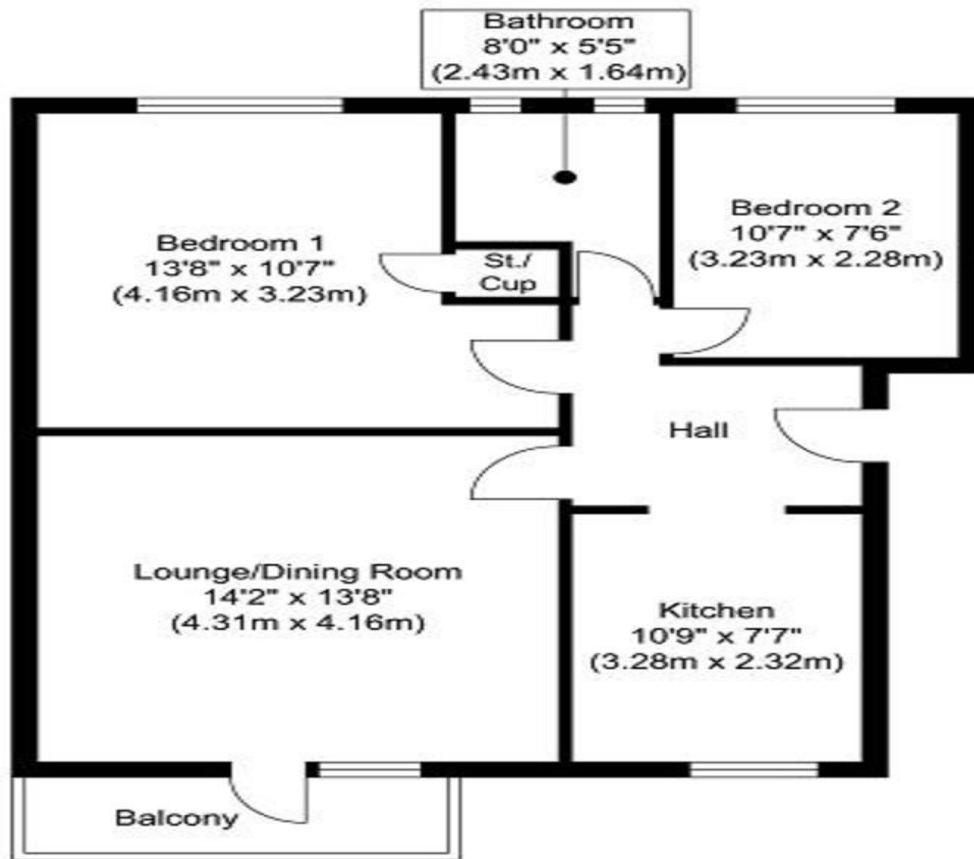
Single garage with up and over door.

COMMUNAL GARDEN

LEASE DETAILS

We are to believe the property comes on a 900 year lease with annual service charge circa. £900.





Approximate Floor Area
633.77 sq. ft.
(58.88 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

Tenure
Leasehold

Council Tax Band
C

Approx. Floor Area

Viewing Arrangements
Strictly by appointment

Contact Details
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC