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MR HOMES
SALES & LETTINGS



Limeslade Close
Fairwater
Cardiff CF5 3BD

Guide Price: £80,000 to £90,000
Leasehold

Limeslade Close Fairwater, Cardiff, CF5 3BD

Overview

- First Floor Studio
- Allocated Parking Space
- Popular Development
- Close To Fairwater Green and Amenities
- Good Public Transport Links
- Spacious Reception Room
- Fitted Kitchen
- Bathroom
- Good Condition Throughout



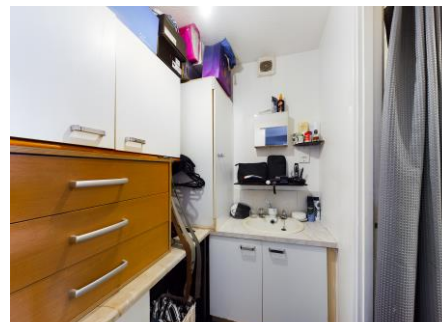
MR Homes bring to the open market this well presented first floor studio apartment situated in Limeslade Close in the heart of the ever-popular Fairwater Cardiff CF5. Waungron Park train station is a 5-minute walk away and there are constant bus services to a range of destinations on St Fagans Road. Fairwater Green and its range of supermarkets, popular cafe, bakery, salons, and post office are a short walk away. Cardiff City Centre with its national shopping outlets, leisure activities, bars, restaurants, and nightlife are within easy reaching distance.

The property itself occupies part of the first floor with a spacious open plan living area, fitted kitchen and bathroom. Externally there are parking spaces for the residents to use as well. The apartment has been used for rental purposes and has secured a monthly income of £546 per calendar month. The property is the perfect investment and is a solid purchase for the future. To arrange your viewing by calling MR Homes on 02920 204 555.

EPC Rating = E. Council Tax Band = A.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Approach

Tucked away in a corner of Limeslade Close there is a private car park for the building, path to communal entrance, lawn borders

Communal Entrance

Access to the building is via an entry phone system, well maintained, stairs to first floor

Living Area

19' 6" x 9' 0" (5.94m x 2.74m)

Double glazed window to front,

Kitchen

7' 2" x 5' 0" (2.18m x 1.52m)

Double glazed window to rear, With a range of wall mounted units and drawers, work surfaces over, inset stainless steel sink, mixer tap and drainer, splash backs. Space for cooker, washing machine and fridge freezer

Bathroom Lobby

3' 0" x 3' 9" (0.92m x 1.14m)

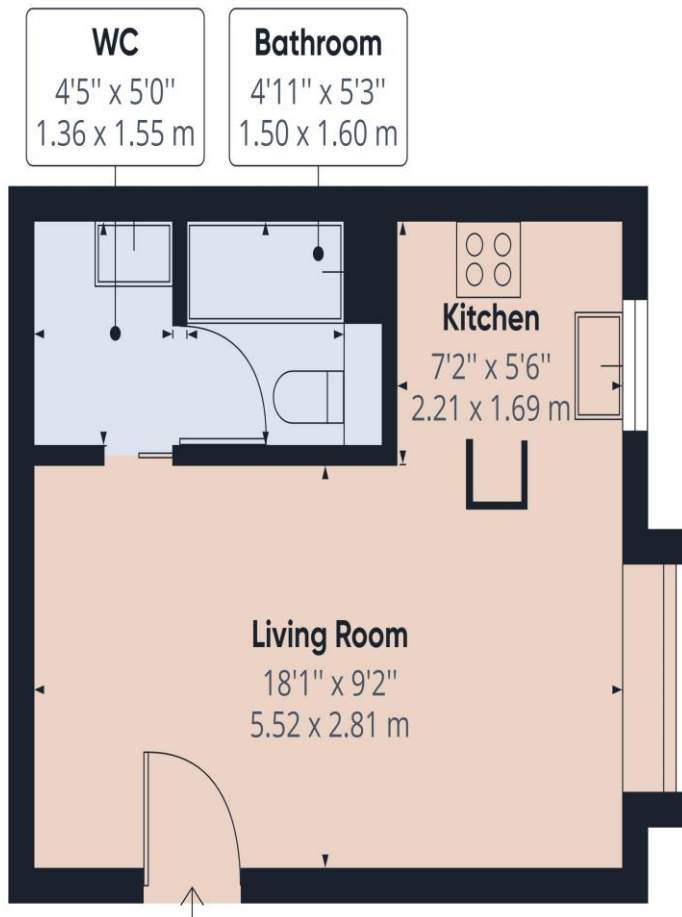
Airing cupboard with water system, continuation of vinyl flooring, door to

Bathroom

5' 11" x 5' 2" (1.80m x 1.57m)

A suite to include a panel enclosed bath with mixer taps, pedestal hand wash basin, low level flush WC, continuation of vinyl flooring

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾

267.95 ft²
24.89 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.

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