

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Forest View,
Fairwater,
Cardiff CF5 3EL

Guide Price £60,000 to £70,000
Leasehold – 79 Years Remaining*

Forest View

Fairwater, Cardiff, CF5 3EL

Overview

- NO CHAIN!!! - MOVE STRAIGHT IN!!!
- GROUND FLOOR STUDIO APARTMENT
- VERY WELL PRESENTED
- 18ft LOUNGE / BEDROOM
- OPEN-PLAN TO KITCHEN
- UTILITY ROOM
- SHOWER ROOM
- ARISTON UNVENTED WATER HEATER
- OFF-ROAD PARKING SPACES TO REAR
- LEASEHOLD - 79 Years Remaining



NO CHAIN!!!

MOVE STRAIGHT INTO THIS VERY WELL-PRESENTED GROUND FLOOR STUDIO APARTMENT - 18ft LOUNGE/BEDROOM - OPEN-PLAN TO THE KITCHEN - UTILITY ROOM & SHOWER ROOM - OFF-ROAD PARKING SPACES TO REAR - COMMUNAL WRAP AROUND GARDEN - LEASEHOLD 79 Years Remaining

MR HOMES are pleased to Offer **FOR SALE** this Ground Floor Studio Apartment, Communal Entrance, Door into Lounge/Bedroom, Open-Plan to the Kitchen, Sliding Door to the Utility Room which leads into the Shower Room. The Communal Gardens are always Lovingly Maintained Regularly. Off-Road Parking Spaces Available to Rear. uPVC Double Glazed Windows to Front, Obscured Windows to Side, All Electric with a Rointe Radiator to the Lounge/Bedroom and an Ariston Unvented Water Heater.

EPC Rating = D.
Council Tax Band = A.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Communal Entrance Hallway

Door into Studio Flat, Door to Rear Bin Store & Door leads out to Off-Road Parking Spaces

Lounge / Bedroom

18' 1" x 9' 2" (5.51m x 2.79m)

Laminate Flooring, uPVC D/g Window to Front, Rointe Electric Radiator, Wall Mounted Door Entry System, Wall Mounted Electric Fuse Box. Open-Plan to Kitchen & Sliding Door to Utility Room.

Kitchen - Re-Fitted

7' 2" x 6' 5" (2.18m x 1.95m)

Vinyl Flooring, Wall & Base Units with White High Gloss Doors, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink & Drainer with Hot & Cold Taps Over, Electric Cooker, uPVC Double Glazing Window to Front, Plumbed for Washing Machine, Under Counter Mini Fridge/Freezer.

Utility Room

5' 1" x 4' 6" (1.55m x 1.37m)

Vinyl Flooring, Obscured Window to Side, Wall & Base Cupboards & Drawers and Work Surface Over, Cupboard housing Modern Ariston Unvented Water Heater, Wall Mounted Shaver Point, Doorway to Shower Room.

Shower Room

5' 11" x 5' 0" (1.80m x 1.52m)

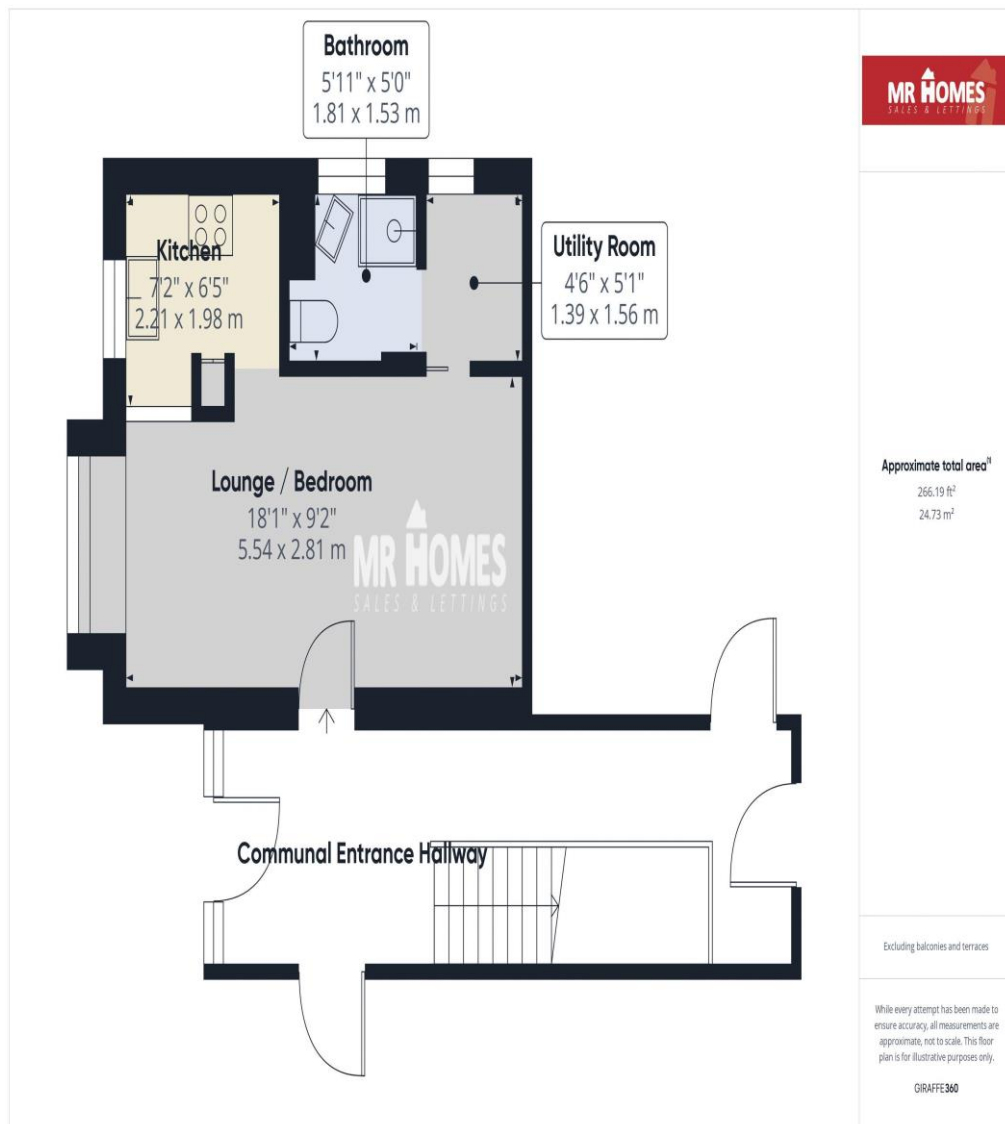
Vinyl Flooring, Shower Tray with Electric Shower Over, Close-Coupled W.c, Wall Mounted Wash Hand Basin with Hot & Cold Taps Over, Obscured Window to Side, Electric Towel Radiator, Overhead Wall Cupboard.

Communal Gardens to Front & Side

Off-Road Parking Spaces Available to Rear.



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.



CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD