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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Roche Crescent,
Fairwater,
Cardiff CF5 3PY

Guide Price £130,000 to £140,000
Leasehold – 104 Years Approx.

Roche Crescent Fairwater, Cardiff, CF5 3PY

Overview

- IMMACULATE 1st FLOOR FLAT
- 2x DOUBLE BEDROOMS
- SPACIOUS LOUNGE / DINER
- RE-FITTED KITCHEN (2019)
- BALCONY OVERLOOKS REAR GARDEN
- MODERN BATHROOM SUITE
- PLENTY OF STORAGE CUPBOARDS
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- LEASEHOLD - 104 YEARS APPROX.



IMMACULATEDLY PRESENTED 2x DOUBLE BEDROOM 1st FLOOR FLAT - YOU CAN MOVE STRAIGHT IN - RE-FITTED KITCHEN (2019) - SPACIOUS LOUNGE/DINER - BALCONY OVERLOOKING LARGE REAR GARDEN - MODERN BATHROOM SUITE - PLENTY OF STORAGE CUPBOARDS - uPVC DOUBLE GLAZING WINDOWS - GAS CENTRAL HEATING POWERED BY A COMBI-BOILER - LEASEHOLD 104 YRS APPROX.



MR HOMES are very pleased to Offer **FOR SALE** this 2-Bedroom 1st Floor Flat, comprising in brief; Entrance Hallway with Large Fitted Cupboard, Staircase to the 1st Floor Landing with Further Fitted Cupboards, Spacious Lounge/Diner, Re-Fitted Kitchen (2019), Bedroom 1 with Fitted Cupboard, Bedroom 2 with Fitted Cupboard, Modern Bathroom Suite, Rear Facing Balcony which Overlooks Rear Garden and has Steps to the Rear Garden. The Property further benefits from; uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.



EPC Rating = C.

Council Tax Band = B.

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**

Entrance Hallway / Storage Cupboard & Staircase leading to 1st Floor Landing

9' 0" x 3' 10" (2.74m x 1.17m)

Landing with 2x Storage Cupboards

13' 5" x 3' 5" (4.09m x 1.04m)

Living & Dining Room

15' 11" x 9' 11" (4.85m x 3.02m)

Kitchen - Re-Fitted 2019

9' 2" x 7' 10" (2.79m x 2.39m)

Rear Facing Balcony with Steps to the Large Private Rear Garden

Bedroom 1 with Fitted Cupboard

11' 7" x 8' 11" (3.53m x 2.72m)

Bedroom 2 with Fitted Cupboard

10' 6" x 9' 0" (3.20m x 2.74m)

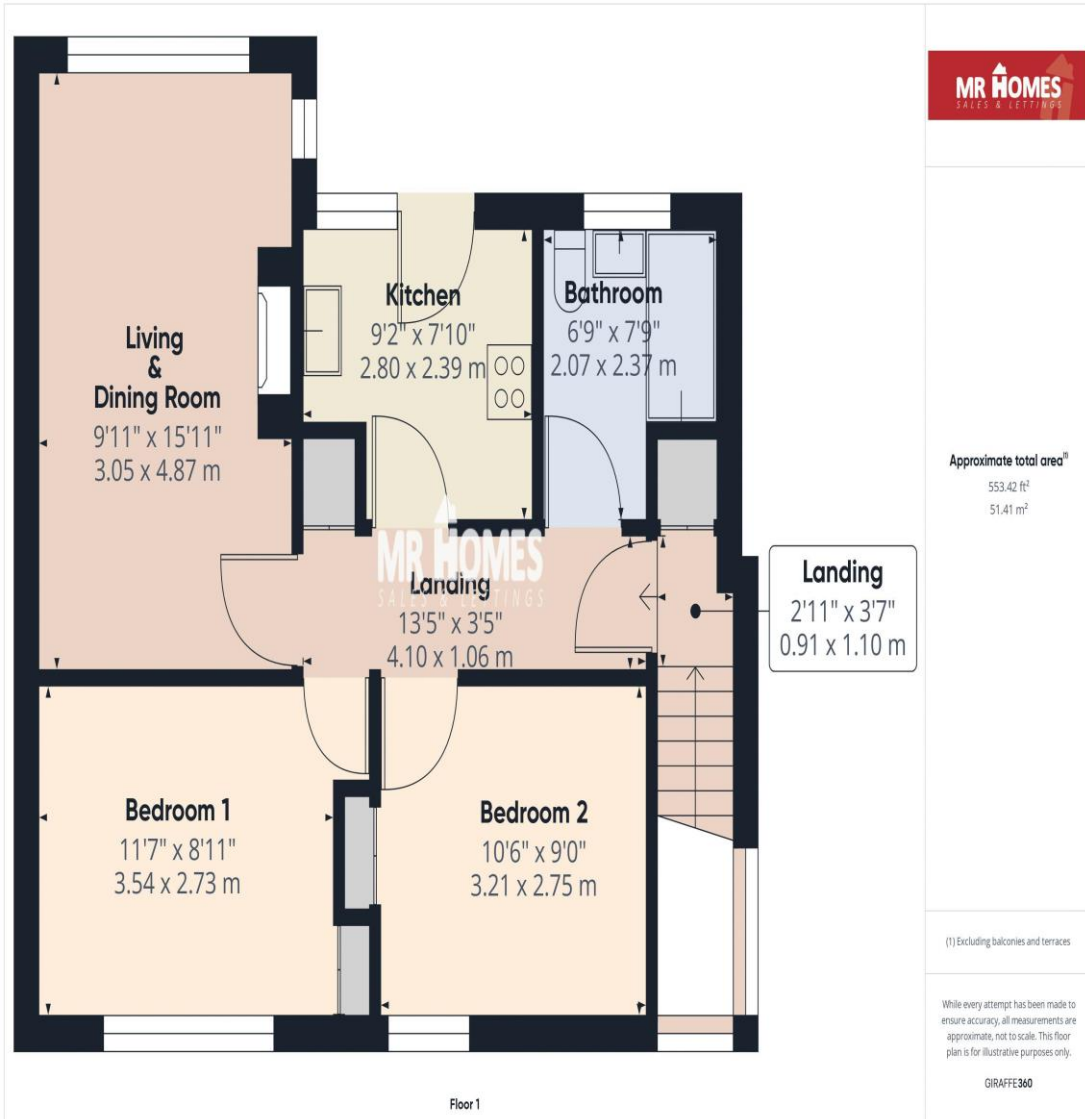
Family Bathroom Suite

7' 9" x 6' 9" (2.36m x 2.06m)

Private Rear Garden - Large in Size.



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

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