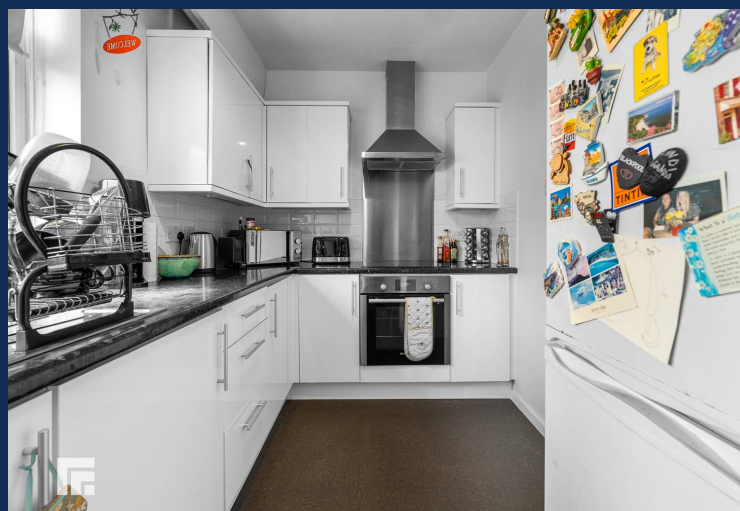




Flat 12, Rinaston Court Fairwater Road, Cardiff

£154,950 Leasehold

**** TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT ** GARAGE ** NO CHAIN **** A spacious first floor apartment in a convenient location, located a short walk from Fairwater train station. Ground floor communal entrance, first floor entrance hallway, large utility cupboard with plumbing for washing machine and housing boiler, spacious lounge and diner, modern fitted kitchen, two double bedrooms and a family bathroom. Gas central heating. Double glazed windows. Garage to the rear. No chain. EPC Rating: tbc

Council Tax band: D

Tenure: Leasehold

COMMUNAL ENTRANCE

Telephone intercom to all apartments. Stairs to all floors.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a wood grain effect entrance door leading to the long hallway. Large walk in utility cupboard with plumbing for washing machine and housing the wall mounted combi gas central heating boiler.

LOUNGE AND DINER

Dimensions: 18' 11" x 11' 8" (5.77m x 3.56m). A good sized reception with large window to front. Radiator.

KITCHEN

Dimensions: 11' 3" x 6' 9" (3.43m x 2.06m). Appointed along two sides in light high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Radiator.

BEDROOM ONE

Dimensions: 13' 4" x 11' 7" (4.08m x 3.54m). Overlooking the entrance approach, an excellent sized primary bedroom. Radiator.

BEDROOM TWO

Dimensions: 10' 0" x 9' 3" (3.07m x 2.84m). With window to side, a good size second double bedroom. Radiator.

FAMILY BATHROOM

Dimensions: 6' 9" x 6' 2" (2.07m x 1.88m). Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Tiled splash back. Obscured glass window to rear. Radiator.

ADDITIONAL INFORMATION

Leasehold; 128 years remaining with share of freehold
Service charge Approx £90 pcm.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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