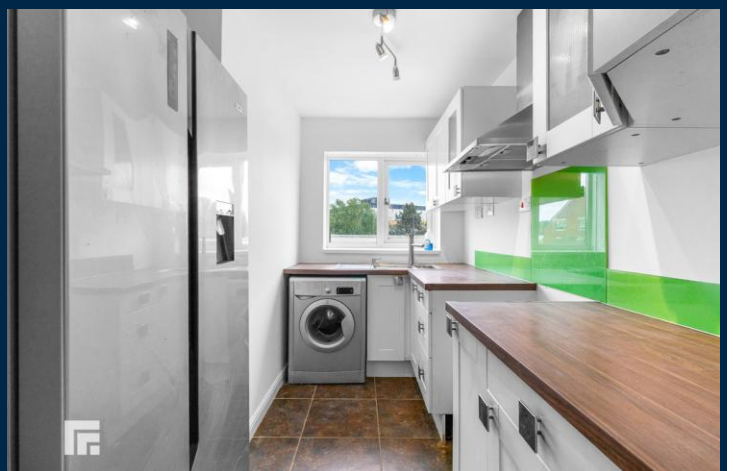




**53 OXWICH CLOSE**  
**FAIRWATER**  
**CARDIFF CF5 3BE**

ASKING PRICE OF  
**£132,000**



## SECOND FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*\* SECOND FLOOR TWO BEDROOM APARTMENT \*\* NO CHAIN \*\*** A bright two bedroom second floor apartment situated in the popular village of Fairwarer. The accommodation briefly comprises; communal entrance, entrance hallway, lounge/diner, kitchen, two bedrooms and the bathroom. Surrounded by communal gardens. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 560 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

with electric shower over. Tiled flooring and splash backs. uPVC double glazed window to side. Airing cupboard housing hot water tank.

#### **BEDROOM ONE**

10' 9" x 9' 10" (3.29m x 3.00m)  
uPVC double glazed window to rear with views.

#### **BEDROOM TWO**

9' 9" x 9' 8" (2.98m x 2.96m)  
uPVC double glazed window to rear with views.

#### **OUTSIDE**

Communal garden to front.

#### **ADDITIONAL INFORMATION**

Lease 125 years from 1984.  
Ground Rent: £42.80 paid twice a year.  
Service Charge: £115 per month service.

#### **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.

#### **ENTRANCE**

Entered via communal front door with intercom. Stairs to second floor apartment

#### **HALLWAY**

Doors to lounge/diner, kitchen, bathroom and two bedrooms. Electric radiator. Laminate wood flooring. Loft access.

#### **LOUNGE/DINER**

16' 11" (max) x 13' 0" (5.18m x 3.97m)  
Laminate wood flooring. uPVC double glazed window to front. Electric radiator.

#### **KITCHEN**

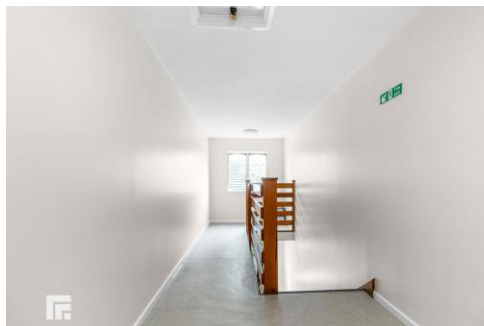
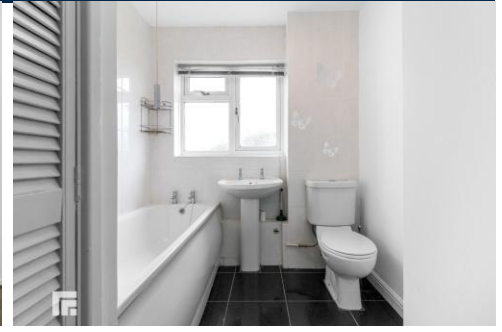
10' 1" x 6' 11" (max) (3.08m x 2.11m)  
A modern kitchen fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Space for cooker, washing machine and fridge/freezer. Fitted extractor hood. uPVC double glazed window to side. Tiled flooring and glass splash backs.

#### **BATHROOM**

10' 0" x 6' 6" (max) (3.07m x 1.99m)  
Low level WC, pedestal wash hand basin and panelled bath

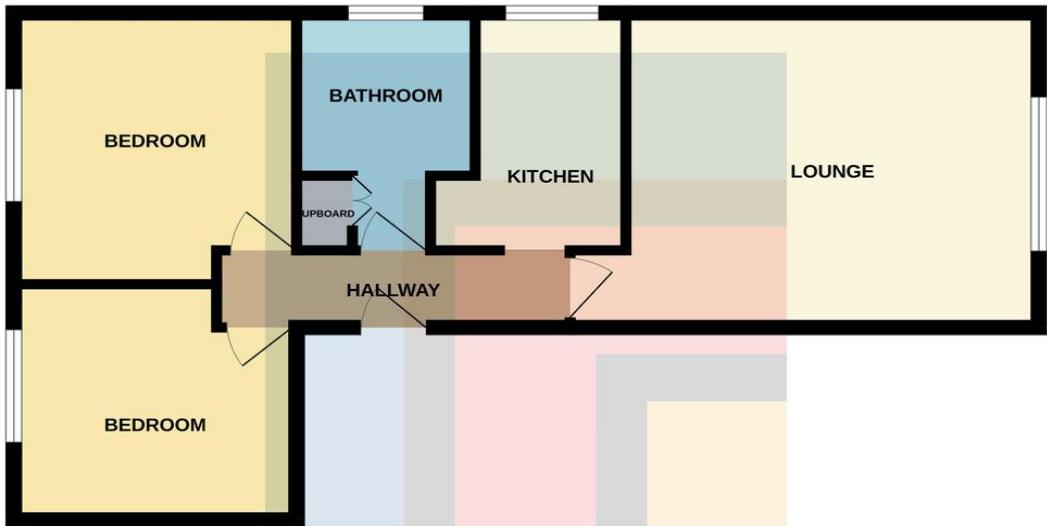


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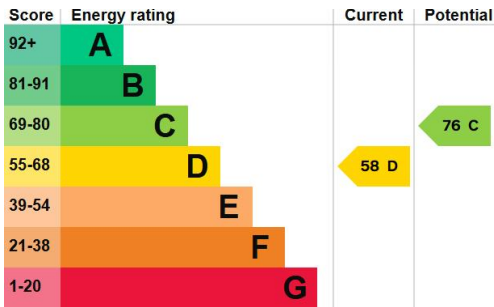


# OXWICH CLOSE, FAIRWATER, CARDIFF CF5 3BE

SECOND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.  
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