

87 Keyston Road, Fairwater, Cardiff, CF5 3NF



Estate Agents and
Chartered Surveyors

Asking Price Of

£149,950



First Floor Flat

2

1

1

1

Property Description

**** TWO BED FIRST FLOOR FLAT**NO CHAIN**** - We are pleased to offer this well presented two Bedroom First Floor Flat comprising of Entrance Hallway, Stairs too first floor, Lounge, Kitchen, Terrace. Two Bedrooms , bathroom. Gated access to garden which includes decked seat area, Garden shed. EPC Rating: D.

Tenure Leasehold

Council Tax Band B

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

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 front door of number 87 into hallway. Storage cupboard. Stairs to first floor. uPVC double glazed window to front

LANDING

Doors to kitchen, lounge, bathroom and two double bedrooms. Loft access. Stowage cupboard.

LOUNGE

15' 8" x 9' 9" (4.79m x 2.99m)
uPVC double glazed window to rear and side. Laminate wood flooring. Radiator.

KITCHEN

9' 3" x 7' 9" (2.83m x 2.38m)
A modern kitchen fitted with a wide

range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob. Space for fridge/freezer and washing machine. Tiled splash backs. uPVC double glazed window and external door to rear terrace.

TERRACE

A lovely seating area with steps down to garden.

BEDROOM ONE

10' 10" x 8' 11" to w'robes (3.31m x 2.74m)
Fitted wardrobes to one wall. uPVC double glazed window to front. Cupboard housing gas combination boiler. Laminate wood flooring. Radiator.

BEDROOM TWO

10' 3" x 8' 11" (3.14m x 2.74m)
uPVC double glazed window to front. Laminate wood flooring. Radiator.

BATHROOM

7' 8" x 6' 6" (2.36m x 2.00m)
Suite comprising low level WC, vanity

enclosed wash hand basin with modern sink, and fitted corner shower cubicle. Ladder radiator. uPVC double glazed window to rear.

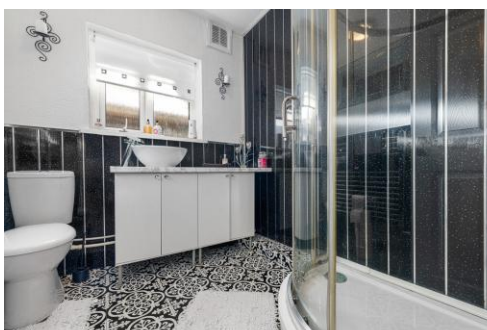
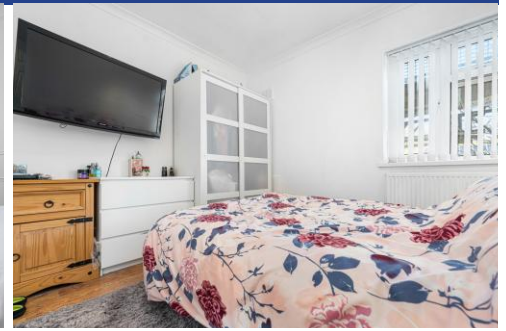
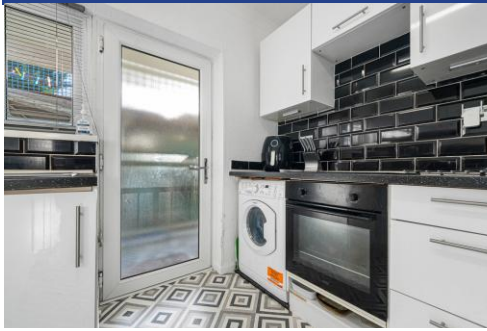
OUTSIDE - REAR GARDEN

Gated access to garden which includes decked seating area and stone chippings. Garden shed. Boundary fence. Side gates to front of property.

LEASE DETAILS

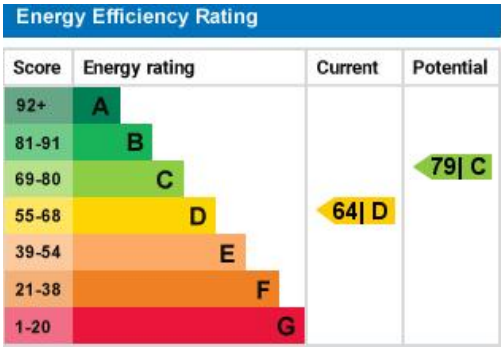
105 years remaining. Service charge approx. £47 a month and £10 a year ground rent.

87 Keyston Road,
Fairwater, Cardiff, CF5 3NF



87 Keyston Road,
Fairwater, Cardiff, CF5 3NF

FLOORPLAN TO BE INSERTED HERE



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



mgys.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.