



**SYCAMORE HOUSE,  
PLASMAWR ROAD**  
FAIRWATER  
CARDIFF CF5 3JE

OFFERS IN EXCESS OF  
**£169,950**



## APARTMENT



**2**



**1**



**1**



**1**

**\*\* BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT \*\* RECENTLY UPDATED \*\* SHARE OF THE FREEHOLD \*\* PARKING \*\*** MGY are pleased to offer this stylish, two bedroom top floor apartment for sale, situated within the heart of Fairwater village, close to amenities and superb transport links into Cardiff City Centre. The accommodation is situated on the second floor and briefly comprises; entrance hallway, lounge/diner, kitchen, two bedrooms and shower room. Electric heating. Allocated parking plus visitors spaces. Communal gardens. 105 years remaining on the lease plus the benefit of owning a share of the freehold. EPC rating: C

#### 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 to nearby Llandaff village, and Cardiff City Centre. There are highly regarded schools at all levels and easy access to the M4 motorway.

#### ENTRANCE

Entered via rear car park with allocated parking for one vehicle and two visitors spaces. Pathway to communal entrance.

#### COMMUNAL HALLWAY

Entered via double glazed front door with newly installed telecom entry system. Stairs to second floor with storage cupboard. Electric heating and motion censored lighting.

#### HALLWAY

Doors to lounge/diner, two bedrooms and shower room. Electric radiator. Four storage cupboards, one including hot water tank. Laminate wood flooring. Telecom entry system. Loft access. LED spotlights.

#### LOUNGE/DINER

16' 11" x 12' 10" (5.18m x 3.92m)  
uPVC double glazed window to side and French patio doors to front with Juliet balcony. Laminate wood flooring. Electric radiator. LED spotlights. Opening to kitchen.

**TENURE: SHARE OF FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 633 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### KITCHEN

9' 10" x 6' 3" (3.01m x 1.91m)

A stylish kitchen fitted with modern base and eye level units incorporating one and a half bowl composite sink and drainer with complementary marble effect work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge/freezer. Tiled splash backs. Laminate wood flooring. Extractor fan. Double glazed Velux window to rear.

#### BEDROOM ONE

12' 9" x 11' 5" (max) (3.90m x 3.48m)

Double glazed Velux window to front. Alcove with space for desk. Electric radiator.

#### BEDROOM TWO

9' 0" x 6' 11" (2.76m x 2.12m)

Velux window to rear. Electric radiator.

#### SHOWER ROOM

6' 4" x 6' 3" (1.95m x 1.91m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and walk-in electric shower with glass screen. Electric towel radiator. LED spotlight. Electric heater. Extractor fan. Double glazed window to rear.

#### COMMUNAL GARDENS

Laid to lawn. Clothes drying space. Bike store and bin store.

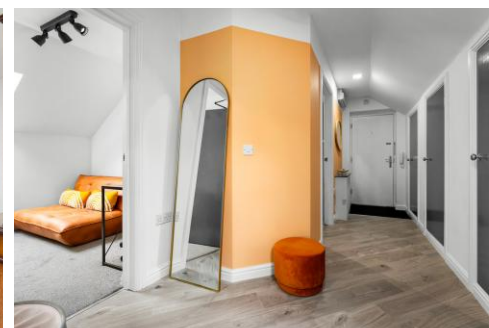
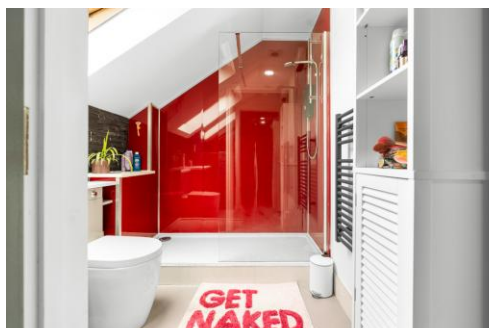
#### ADDITIONAL INFORMATION

Share of the freehold. 125 year lease with 105 years remaining. No ground rent. Service charge £140 per month (increasing to £180 per month).



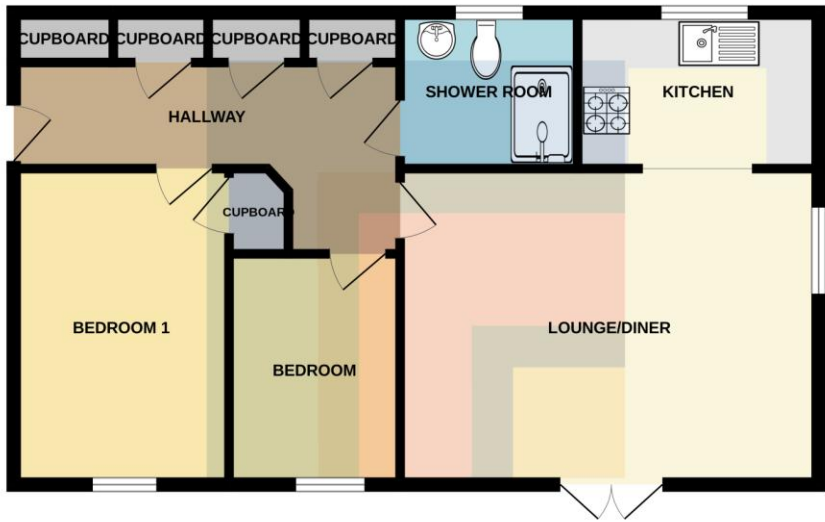


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SECOND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 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 any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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