



21 McLay Court, CF5 3BP

Virtual Tour: <https://bit.ly/>

£135000.00

Entrance Hall

Enter via the front door into an entrance hall with access doors to the bedroom, living room/kitchen, shower room and storage cupboard housing a recently fitted electric boiler. Complete with laminate flooring, small cupboard housing the consumer unit, intercom panel, large light switches, power outlet, smoke alarm, red emergency pull cord and ceiling rose.

Bedroom

A large carpeted bedroom with fitted wardrobes at one end and a double glazed window facing the communal garden at the other. Complete with radiator, power outlets, red emergency pull cord, ceiling rose.

Shower Room

Fitted with a low level WC, hand wash basin fitted in a vanity unit with storage below, a vanity mirror with overhead light, and a large shower tray and sliding door with thermostatic shower with rainfall head over and detachable head. Complete with light and extractor fan.

Living Room

A modern living/dining room with a double glazed glass door out onto a small patio area in the communal garden. Complete with laminate flooring, multiple power outlets, two pendent light fittings, red emergency pull cord and frosted glass doors into the kitchen.

Kitchen

A well appointed kitchen with a range of wall and base cabinets in a light matt grey with laminate work surfaces over and tiled splash back. Stainless steel sink with side drainer, four ring electric hob with cooker hood over.

High level integrated oven and space for two under counter appliances. Complete with double glazed window overlooking communal gardens, multiple power outlets, pendant light and red emergency pull cord.





Fortis are delighted to offer to market this immaculate ground floor one bedroom flat in the popular McLay Court retirement complex.

Fortis are delighted to offer to market this immaculate ground floor, one bedroom flat in the popular McLay Court retirement complex. The accommodation comprises entrance hall, shower room, storage cupboard, bedroom, kitchen and living room with access to a small patio area within the communal gardens. The property is installed with all the necessary fixtures and fittings to help with day to day living. McLay Court offers use of the residents lounge & kitchen, laundry room, communal gardens and parking as well as a house manager to help with the welfare of the residents.

The electric is supplied by Octopus Energy. The recently installed boiler is electric powered and feeds hot water to the radiators, taps and showers. Water is supplied by Welsh Water/Dwr Cymru and paid for within the service charge.

EPC

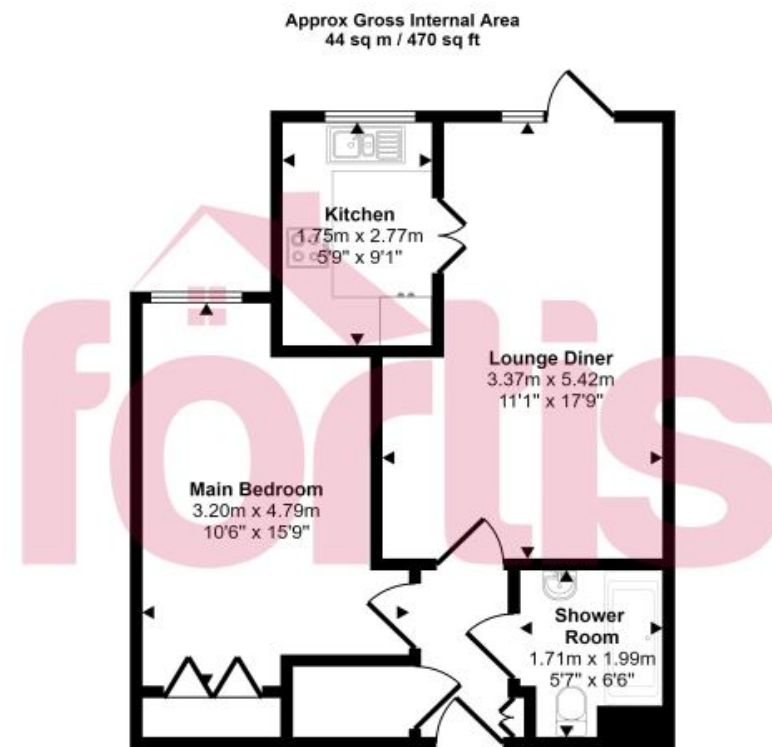
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TBC



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Leasehold

Viewing: By appointment only through Fortis

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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