



**Flat 61, Mclay Court St. Fagans Road, Cardiff**

Cardiff

Guide Price **£130,000**







## Flat 61

Mclay Court St. Fagans Road, Cardiff

Charming 1-bed apartment for ages 55+, neutral decor, lift access, fitted wardrobes, accessible kitchen. Residents lounge leads to well-kept garden. Ideal for downsizing or low-maintenance living.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Independent Living 55+
- Lift Access
- Neutrally Decorated
- Fitted Wardrobes
- Accessible Kitchen
- 2nd Floor





### Hallway

Enter from the second floor corridor via the front door into an entrance hall with access doors to the bedroom, living room/kitchen, shower room and storage cupboard with boiler. Complete with carpeted flooring, intercom panel, large light switches, smoke alarm, red emergency pull cord, ceiling rose and utilities hatch.

### Living Room/Diner

A bright and airy living/dining room with a double glazed window. Complete with carpeted flooring, electric fireplace and surround multiple power outlets, pendant light fitting, red emergency pull cord and frosted glass doors into the kitchen.

### Kitchen

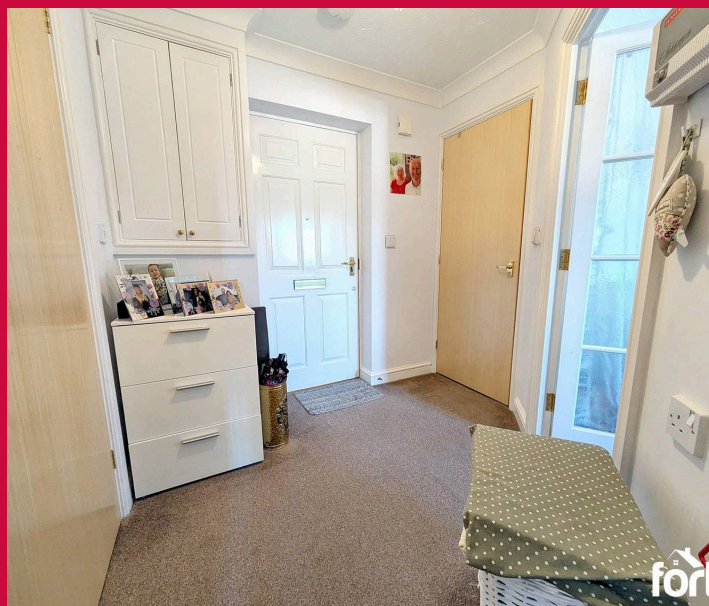
A well appointed kitchen with a range of wall and base cabinets with laminate work surfaces over. Stainless steel sink with side drainer, four ring electric hob with cooker hood over. High level integrated oven and space for two under counter appliances. Complete with double glazed window, multiple power outlets, pendant light and red emergency pull cord.

### Bedroom

A large carpeted bedroom with fitted wardrobes at one end and a double glazed window at the other. Complete with electric heater, power outlets, red emergency pull cord, pendant light fitting.

### Bathroom

Fitted with a low level WC, hand wash basin fitted in a vanity unit with storage below, a mirror, bath with side opening and thermostat shower over with a glass shower screen. Complete with light and extractor fan.







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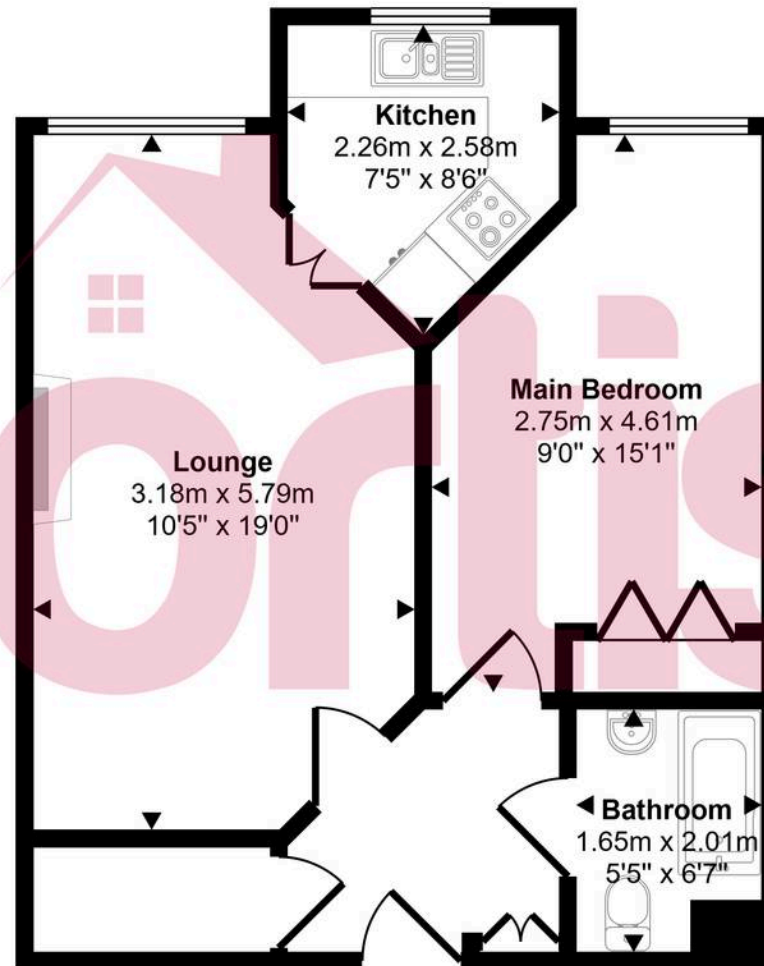
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Approx Gross Internal Area  
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## COMMUNAL GARDEN

A beautifully maintained garden to the rear of the property accessed via a door from the residents lounge.

## ALLOCATED PARKING

1 Parking Space

