

Fairleigh Road,

Pontcanna, Cardiff, CF11 9JT



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£500,000



End Of Terrace



Property Description

RENOVATED TO AN EXTREMELY HIGH STANDARD
MGY are delighted to bring to market this exquisite bay fronted, four bedroom, end of terrace house located on the much favoured Fairleigh Road in the heart of Pontcanna. The property is situated within walking distance to Pontcanna Fields and the City Centre and is near a variety of cafes, restaurants, bars and shops. The accommodation briefly comprises entrance hallway, lounge/diner, bright and spacious kitchen/breakfast room, and WC to the ground floor. Three bedrooms and bathroom to the first floor, and loft bedroom with shower en-suite to the second floor. The property further benefits from a brilliant sized and well maintained rear garden with side gate access, gas central heating and newly fitted double glazed windows and doors throughout. ***NO CHAIN***

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,463 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via original front door leading from private front courtyard. Newly fitted tiles to floor. Pendant lighting. Radiator. Doors to lounge/diner, kitchen/breakfast room and WC. Door to under stairs storage cupboard. Power points. Stairs rising to first floor.

LOUNGE/DINER

27' 6" x 12' 3" (8.40m x 3.74m)
Newly fitted Herringbone flooring. Double glazed dual aspect windows to front with additional double glazed window to rear. Traditional dado rail. Vertical radiator. Pendant lighting. Power points.

KITCHEN/BREAKFAST ROOM

20' 6" x 11' 3" (6.27m x 3.44m)
Newly fitted tiles to floor. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over and induction hob with extractor above. Integrated dishwasher. Space for fridge/freezer. Newly fitted wall mounted boiler to cupboard. Vertical and horizontal radiators. Double glazed window to side aspect. Tiled splashback. Spotlights. Power points. Double glazed French doors leading to rear garden.

DOWNSTAIRS WC

Continuation of newly fitted tiles from hallway. Motion censored spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashback.

FIRST FLOOR

Split level landing. Newly fitted plush carpet to stairs and landing. Pendant lighting. Power points. Stairs to second floor.

MASTER BEDROOM

15' 10" x 11' 8" (4.85m x 3.57m)
Located at the front of the house. Carpet to floor. Two double glazed windows to front aspect. Radiator. Power points. Pendant light fitting.

BEDROOM TWO

12' 2" x 10' 6" (3.73m x 3.21m)
Carpet to floor. Radiator. Pendant light fitting. Double glazed window to rear aspect. Power points.

BEDROOM FOUR

14' 1" x 8' 6" (4.30m x 2.60m)
Carpet to floor. Pendant light fitting. Power points. Radiator. Double glazed window to side aspect.

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BATHROOM

11' 3" x 6' 2" (3.43m x 1.90m)

LVT flooring. Partially tiled walls. Walk in shower cubicle with mains powered drench shower over and additional handheld attachment. Free standing rectangular bath with hot and cold tap over. Vanity wash hand basin with mixer tap above and storage beneath. WC. Spotlights. Extractor fan. Obscure double glazed window to rear aspect. Radiator.

SECOND FLOOR

Carpet to stairs and landing. Door to bedroom three.

BEDROOM THREE

17' 11" x 12' 6" (5.47m x 3.82m)

Located on the second floor/converted loft room. Continuation of carpet. Storage to eaves. Two double glazed sky lights to front aspect with additional double glazed window to rear aspect. Power points. Radiator. Spotlights. Door to en-suite shower room.

ENSUITE SHOWER ROOM

6' 2" x 5' 4" (1.90m x 1.64m)

LVT flooring. WC. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashback. Obscure double glazed window to rear aspect. Partially tiled walls to walk in shower cubicle with mains powered drench shower over and additional handheld attachment. Extractor fan. Spotlights.

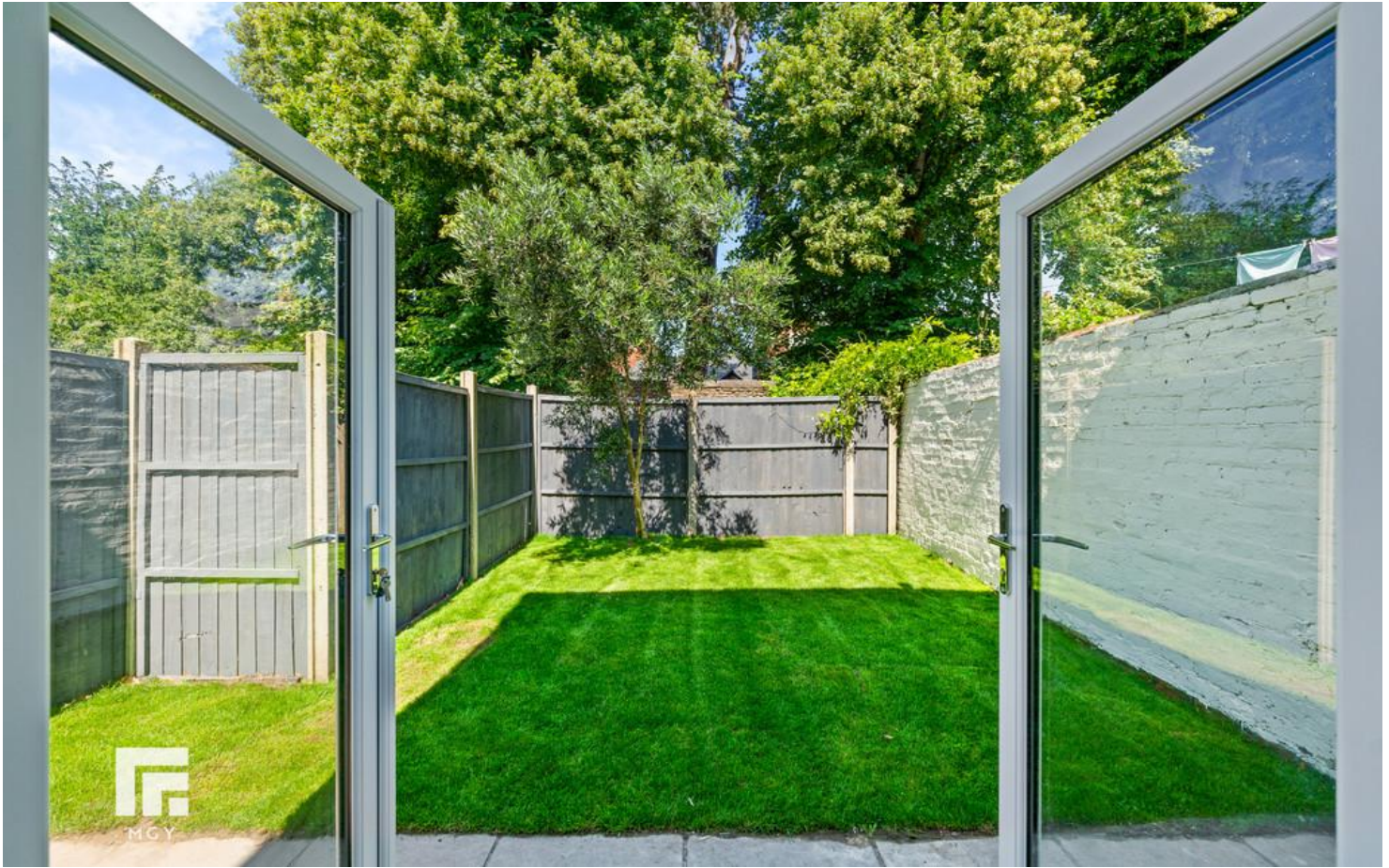
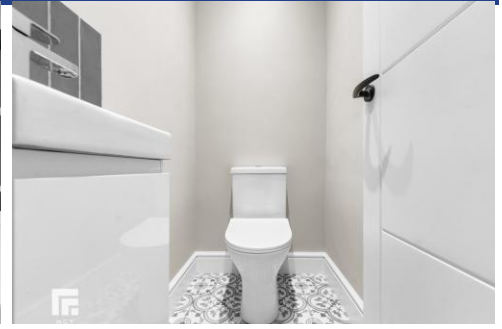
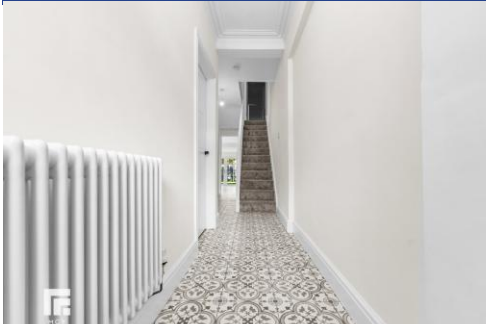
OUTSIDE

Front - Private courtyard. On Road / Permit parking.
Rear - Laid to patio. Lawn area. Fence border.
Gate providing side access.

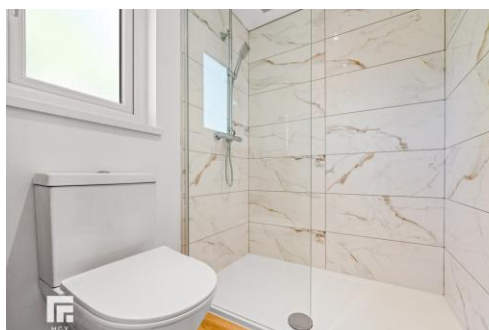
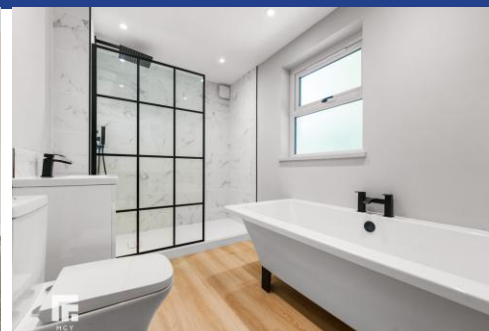
TENURE

MGY are advised that the property is FREEHOLD.

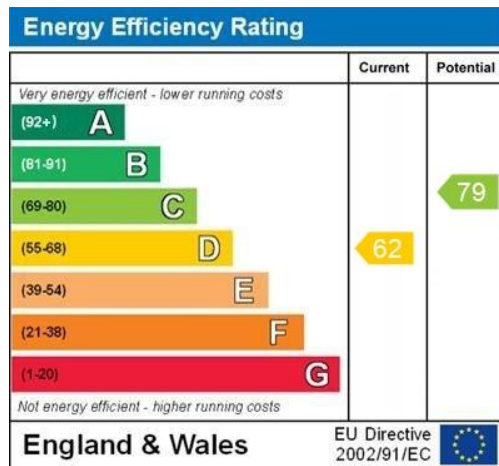
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Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



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