



FAIRLEIGH ROAD
PONTCANNA
CARDIFF CF11 9JW

ASKING PRICE OF
£535,000



MID TERRACED HOUSE



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**** BEAUTIFULLY PRESENTED, FOUR BEDROOM, MID-TERRACED HOUSE IN THE HEART OF PONTCANNA **** MGY are delighted to bring to market this beautifully presented and recently refurbished, three-storey, mid-terraced house situated on the much favoured Fairleigh Road, Pontcanna. The accommodation is split over three floors and briefly comprises entrance hallway, lounge/diner, kitchen/breakfast room, downstairs WC, four bedrooms and family bathroom. The property further benefits from being chain free, has a good sized rear garden and has gas central heating and double glazing throughout. *Viewing highly recommended*

ENTRANCE HALL

Herringbone effect laminate flooring. Feature panelling to walls. Vertical radiator. Pendant lighting. Doors to lounge/diner, kitchen/breakfast room, and WC. Stairs rising to first floor.

LOUNGE/DINER

11' 5" x 24' 10" (3.50m x 7.58m)

Carpet to floor. Double glazed bay window to front aspect with inset shutter blinds. Alcoves with built in shelving. Vertical radiators. Pendant light fittings. Double glazed French doors leading to rear garden. Power points. TV and telephone point.

WC

Continuation of laminate flooring. WC. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashback.

KITCHEN/BREAKFAST ROOM

8' 2" x 24' 6" (2.49m x 7.49m)

Continuation of laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink with mixer tap over and five ring gas hob with extractor above. Integrated appliances such as dishwasher, fridge/freezer and oven/grill. Space for washing machine & tumble dryer. Tiled splashback. Spotlights. Double glazed window to rear aspect. Double glazed French doors providing access to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 936 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors to three bedrooms and family bathroom. Stairs rising to second floor. Storage cupboard.

BATHROOM

8' 11" x 10' 4" (2.74m x 3.16m)

Laminate flooring. Partially tiled walls. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Panelled bath with hot and cold tap over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Storage cupboard housing boiler. Spotlights. Obscure double glazed window to rear aspect. Chrome heated towel rail.

BEDROOM THREE

5' 6" x 7' 5" (1.69m x 2.27m)

Carpet to floor. Double glazed window to front aspect with inset shutter blinds. Pendant light fitting. Radiator. Power points.

BEDROOM ONE

8' 9" x 11' 1" (2.67m x 3.40m)

Carpet to floor. Pendant light fitting. Two built in wardrobes. Double glazed window to front aspect with inset shutter blinds. Power points. Radiator.

BEDROOM TWO

8' 6" x 11' 2" (2.61m x 3.41m)

Carpet to floor. Double glazed window to rear aspect. Two built in wardrobes. Pendant light fitting. Power points. Radiator.



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SECOND FLOOR

Carpet to floor. Pendant light fitting. Door to loft room/bedroom three.

BEDROOM THREE/LOFT ROOM

11' 0" x 16' 4" (3.36m x 4.99m)

Carpet to floor. Radiator. Large Velux skylight. Spotlights. Power points. Opening into built in wardrobe/dressing room space. Double glazed window to rear aspect. Door to en-suite shower room.

ENSUITE

Laminate flooring. Obscure window to rear aspect. Partially tiled walls. Spotlights. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. WC. Vanity wash hand basin with mixer tap over and storage beneath. Extractor fan.

GARDEN

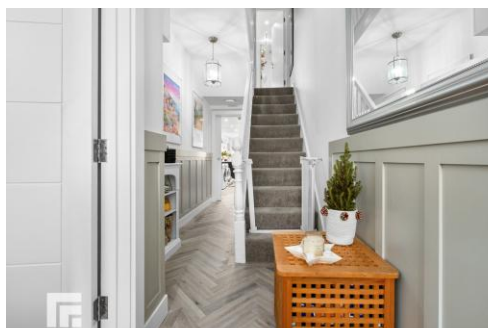
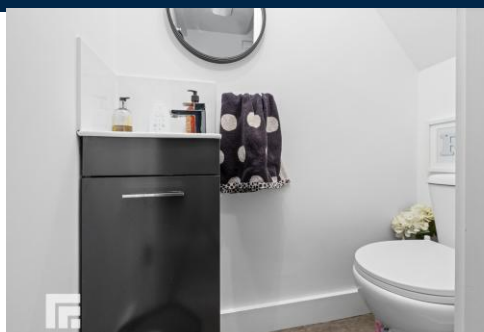
Laid to patio. Fence and wall border.

TENURE

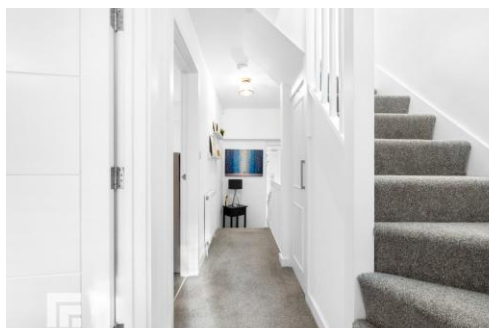
MGY have been advised that the property is FREEHOLD.



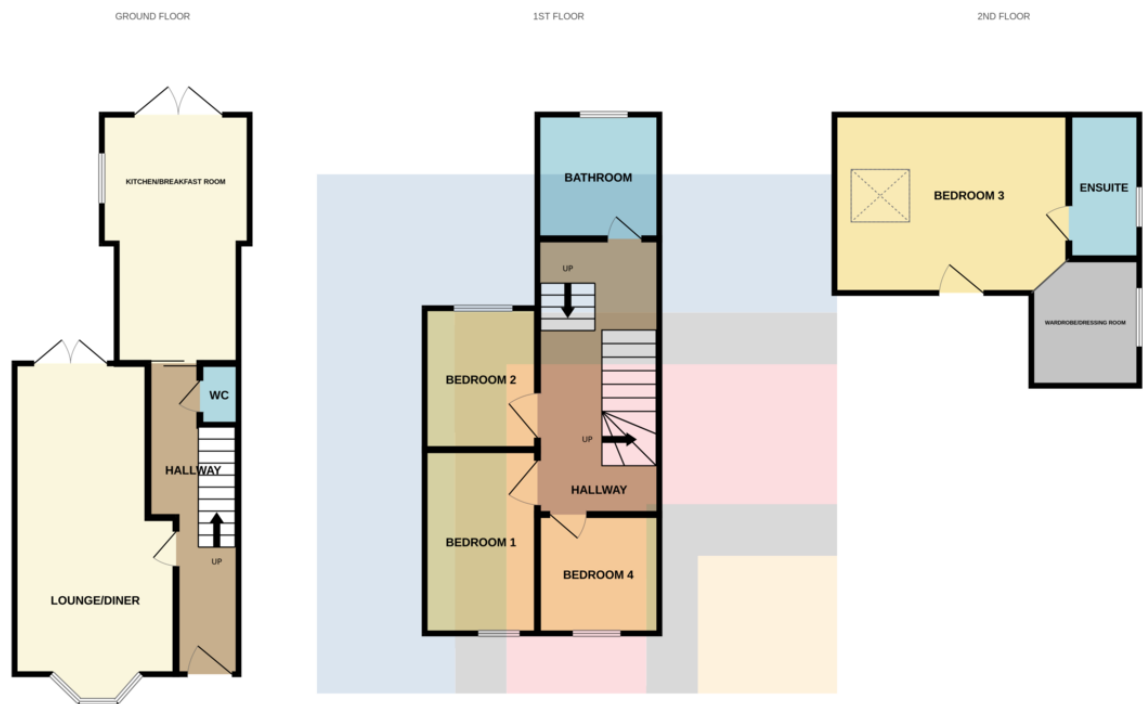
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

PONTCANNA 02920 397152

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