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Homes House. Suite 9 & 10  
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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Fairwood Road,  
Llandaff, Cardiff  
CF5 3QG

Guide Price £135,000 to £145,000  
Leasehold 127 Years Remaining

# Fairwood Road, Llandaff, Cardiff. CF5 3QG.

- NO CHAIN!!! MOVE STRAIGHT IN
- 2-BED 1st FLOOR FLAT
- LONG LEASE 127 YRS
- GARAGE (Largest Size Garage)
- SPACIOUS LIVING & DINING ROOM
- FRONT FACING BALCONY
- SOUTH-WEST FACING COMMUNAL GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- SOUGHT AFTER LOCATION



\*\*\* Guide Price: £140,000 to £150,000 \*\*\*

## NO CHAIN

2-BED 1st FLOOR FLAT - SOUGHT AFTER LOCATION - SPACIOUS LIVING & DINING ROOM - FITTED KITCHEN - 3-PIECE BATHROOM SUITE - 2x DOUBLE BEDROOMS - FRONT FACING BALCONY - SOUTH-WEST FACING COMMUNAL GARDENS - LARGER SIZE GARAGE - uPVC D/G WINDOWS - GAS C/H POWERED BY A COMBI-BOILER  
LEASEHOLD 127 YEARS REMAINING.



**MR HOMES** are pleased to Offer **FOR SALE** this 2-Bedroom 1st Floor Flat, comprising in brief; Communal Entrance, 2x Flight of Stairs to 1st Floor Landing, Doors to Enclosure which leads to 2 Flats & the Front Facing Balcony, Entrance Hallway, Living & Dining Room, Kitchen, Bedroom 1 with Fitted Wardrobes, Bedroom 2 & a 3-Piece White Bathroom Suite. The Communal Gardens are South-West Facing. This Flat has a Garage which is the largest sized Garage set in a Row of Garages. The Flat benefits further from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Esprit eco2 24kw Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/fairwoodroad119ap/>

**EPC Rating = C. Council Tax Band = C.**

Mains Electricity, Water & Sewage Connected to Mains Drains.  
Broadband & Mobile Signal Coverage.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

### Communal Entrance

Enter via Double Doors, Two Flights of Stairs to the 1st Floor Landing. uPVC Obscured D/g French Door to Front facing Balcony, Door into Entrance Hallway.

### Entrance Hallway

3' 11" x 3' 6" (1.19m x 1.07m)

Tiled Floor, Doors to; Living & Dining Room, Kitchen & Bathroom.

### Living & Dining Room

15' 3" x 13' 2" (4.64m x 4.01m)

Brand New Fitted Carpet, 2x uPVC D/g Windows to Front, Double Panel Radiator, Service Opening to Kitchen, Doors to Bedrooms 1 & 2.

### Kitchen

9' 7" x 8' 5" (2.92m x 2.56m)

Laminate Flooring, Wall & Base Units with Work Surfaces Over, Matching Upstand & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Front, Single Panel Radiator. Space for Tall Fridge-Freezer & Washing Machine.

### Bedroom 1

10' 4" x 10' 1" (3.15m x 3.07m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Fitted Wardrobe with 2x Mirrored Sliding Doors.

### Fitted Wardrobe

7' 1" x 2' 7" (2.16m x 0.79m)

Consists of Hanging Rails & Fixed Shelving.

### Bedroom 2

10' 4" x 9' 9" (3.15m x 2.97m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

### Bathroom

6' 5" x 5' 9" (1.95m x 1.75m)

Tiled Flooring, Panel Bath with Mixer Shower Over, Pedestal Wash Hand Basin, Close-Coupled W.c, Shaver Point with Light, Single Panel Radiator, uPVC Obscured D/g Window to Front.

### Balcony - Front Facing

7' 7" x 3' 6" (2.31m x 1.07m)

### Communal Wrap Around Gardens with Washing Lines

SOUTH-WEST FACING REAR COMMUNAL GARDEN

### Garage - 1st Garage in Row of Garages

Up 'n' Over Door (No PowerPoints or Lighting)

Largest Size Garage

**NB: The Garage is on a Separate Title**



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF & THE VALE

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