

Fairoak Road

CARDIFF, CF24 4PY

GUIDE PRICE £310,000

**Hern &
Crabtree**



Fairoak Road

Charming, Low-Maintenance City Living on Fairoak Road – Where Character Meets Convenience

This beautifully presented three-bedroom mid-terrace period property perfectly balances timeless charm with modern comforts and is offered to the market with no onward chain. Ideally located on the popular Fairoak Road, the home enjoys a peaceful outlook over Cathays Cemetery while being just a short walk from Roath Park, Gladstone Primary School, and a vibrant mix of independent cafés, restaurants, and shops. With excellent bus links, proximity to the city centre, and the University Hospital of Wales, this location offers both serenity and connection.

Inside, the home is bright, welcoming, and thoughtfully arranged for low-maintenance urban living. The ground floor features a comfortable living room, along with an open-plan kitchen/diner that creates a sociable hub for both daily life and entertaining. The layout is designed for ease, making it ideal for professionals, medical staff, or families wanting minimal upkeep without sacrificing style or space.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for family needs, guest accommodation, or a home office, along with a modern family bathroom. Outside, a low-maintenance garden provides the perfect space to relax and unwind.

This is urban living made easy—a charming home in a popular, well-connected area of Cardiff, ready for you to move in, relax, and start living.

- Freehold with no onward chain
- Three bright, versatile bedrooms
- Walking distance to amenities and bus links
- Stylish open-plan kitchen/diner – perfect for laid-back hosting
- EPC = D
- Mid Terrace
- Walking distance to Roath Park
- Characterful bay-fronted living room with fitted shutters
- Private, easy-care rear garden ideal for morning coffee or evening drinks
- Council Tax Band = E



984.00 sq ft

Entrance

3'1 x 2'1

Storm porch to the front with original tiled sidings. Composite door with obscure glazed panels into hallway.

Hallway

Coved ceiling, tiled flooring, radiator, meter cupboard, stairs to the first floor, doors to:

Living Room

15'6 x 10'9 max

Double glazed bay window to the front, fitted shutters, coved ceiling, picture rail. Fireplace with wood burning stove and hearth. Built-in shelving with storage cupboards. Radiator.

Kitchen Dining Room

11'10 x 19'3

Double glazed windows to the rear. Fitted with wall and base units with wood work tops over. Ceramic double sink with drainer. Feature island unit. Integrated washing machine, integrated dishwasher. Space for a five ring gas Rangemaster cooker with oven and grill. Integrated fridge freezer. Double glazed door to the rear. Tiled floor, two radiators.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister, radiator, double glazed window to the rear. Doors to:

Bedroom One

14'5 x 11'7

Double glazed bay window to the front, additional double glazed window to the front. Picture rail, wood flooring. Built-in wardrobe, radiator.

Bedroom Two

8'9 x 7'0

Double glazed window to the rear, radiator, built-in cupboard housing combination boiler.

Bathroom

5'1 x 8'8

WC, wash hand basin, shower, circular plunge bath with fitted seat and shower attachment. Heated towel rail, tiled floor, part tiled walls.

Second Floor

Dog-leg stairs from the first floor landing.

Landing

Double glazed window to the rear.

Loft Room

14'7 x 7'11

Double glazed window to the rear, double glazed skylight window to the front. Storage to the eaves.

Shower Room

5'0 x 4'9

Double glazed skylight window to the front. Shower, WC, heated towel rail, wash hand basin. Part tiled walls, tiled floor.

External

Front

Front forecourt with low rise wall and wrought iron railings. Overlooking Cathays Cemetary.

Rear Garden

Paved courtyard garden with wooden fence and stone wall, veranda, external cold water tap.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax Band - E

Disclaimer

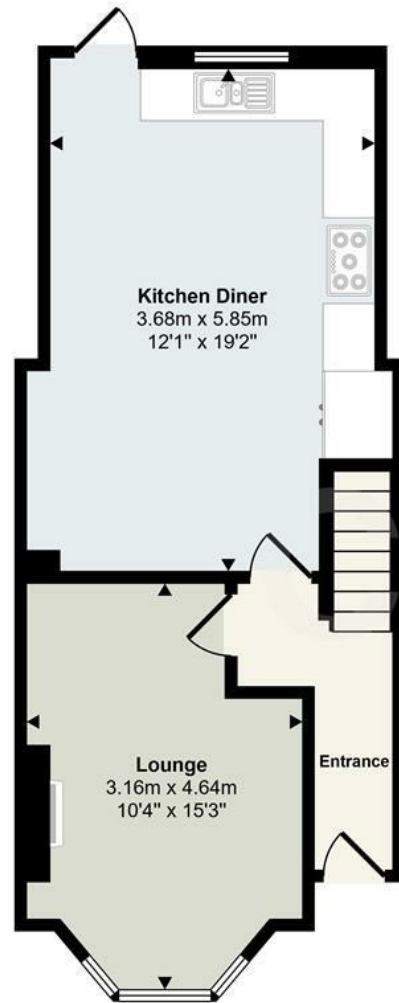
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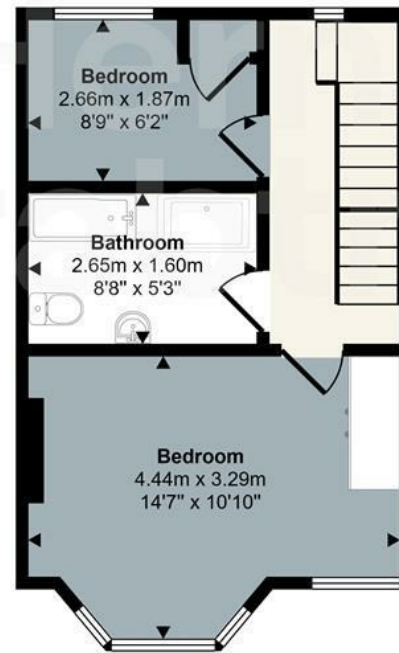




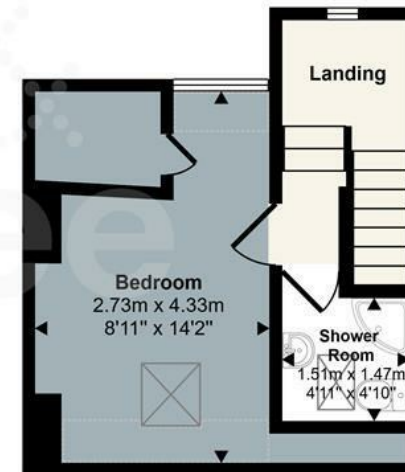
Approx Gross Internal Area
91 sq m / 984 sq ft




Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 29 sq m / 316 sq ft

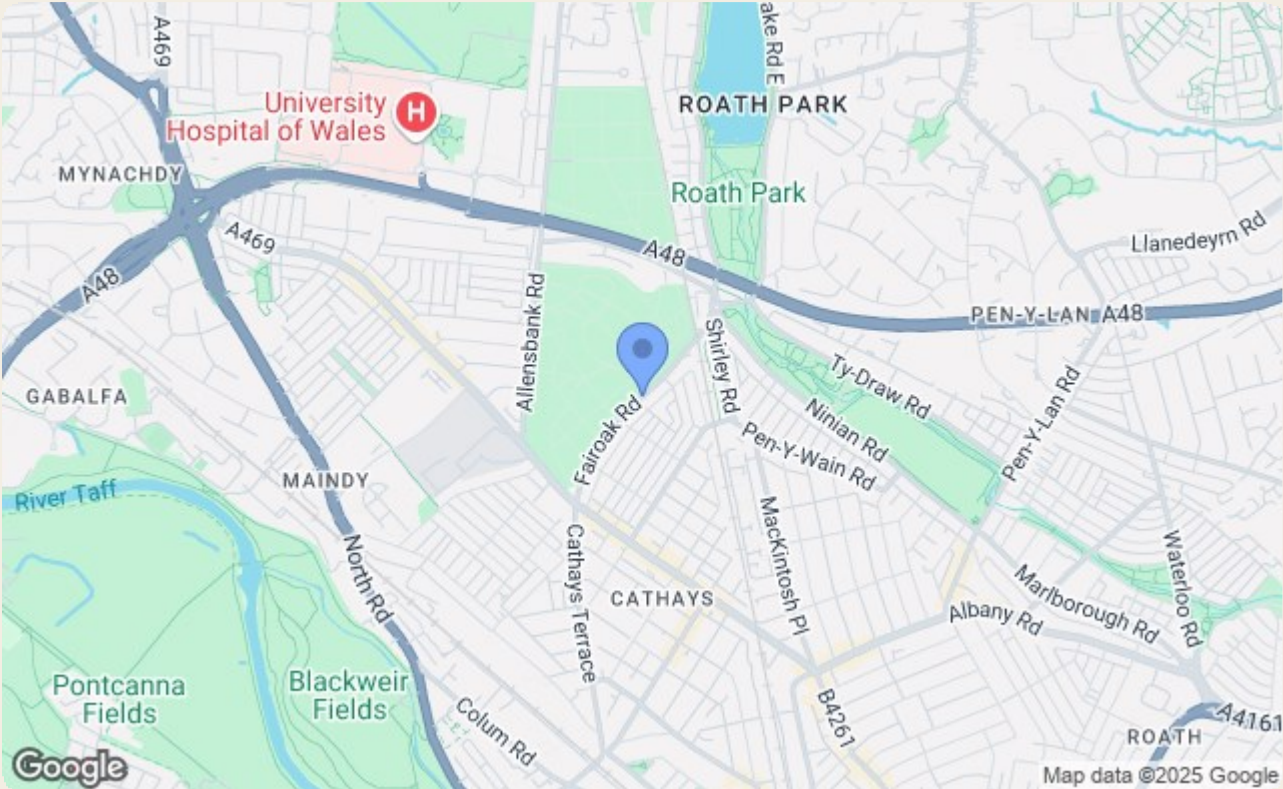


Second Floor
Approx 20 sq m / 218 sq ft

 Denotes head height below 1.5m

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.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	61
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	61
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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