



Fairleigh Road

| Cardiff | CF11 9JW



FAIRLEIGH ROAD

Guide Price £400,000

A handsome two bedroom mid-terrace home in the heart of Pontcanna. Fairleigh Road is a quiet street, set back from Cathedral Road and is a stone's throw from Pontcanna Playing Fields and the beautiful Taff Trail. The area known for vogue coffee hangouts, independent shops and cafes can all be found within a short stroll of the property.

The accommodation in brief comprises of: Porch, hallway, living room, sitting room, kitchen/dining room and an enclosed rear garden completes the ground floor. The first floor hosts two double bedrooms and a bathroom.

Please call our Hern and Crabtree Pontcanna office for more information.



Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch

Enter via a glazed wooden door to the front elevation with window over. Part tiled walls. Traditional tiled flooring. Door leading to:

Hall

Coved ceiling. Radiator. Stairs rise up to the first floor. Understairs storage cupboard. Doors leading to;

Living Room

10'11" max x 12'2" max

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Feature cast iron fireplace with slate hearth. Fitted cupboard into alcove. Stripped wooden flooring. Radiator.

Sitting Room

11'4" max x 10'6" max

Glazed wooden French doors leading to the dining room with window over. Coved ceiling. Picture rail. Stripped wooden flooring. Radiator.

Kitchen/Dining Room

10'6" max x 16'1" max

Kitchen

Squared off archway between the kitchen and dining room. Double glazed window to the rear elevation. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one and half bowl sink and drainer. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Extractor fan.

Dining Room

Squared off archway between the kitchen and dining room. Double glazed French doors leading to the garden. Glazed rooflights offering natural light. Vertical radiator. Tiled flooring.

Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch.

Bedroom One

13'8" max x 10'9" max

Two double glazed windows to the front elevation. Fitted wardrobes. Picture rail. Vertical radiator.

Bedroom Two

10'7" max x 11'3" max

Double glazed window to the rear elevation. Picture rail. Radiator. Laminate flooring.

Bathroom

8'11" max x 10'5" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with shower over. Part tiled walls. Stripped wooden flooring. Radiator.

Utility

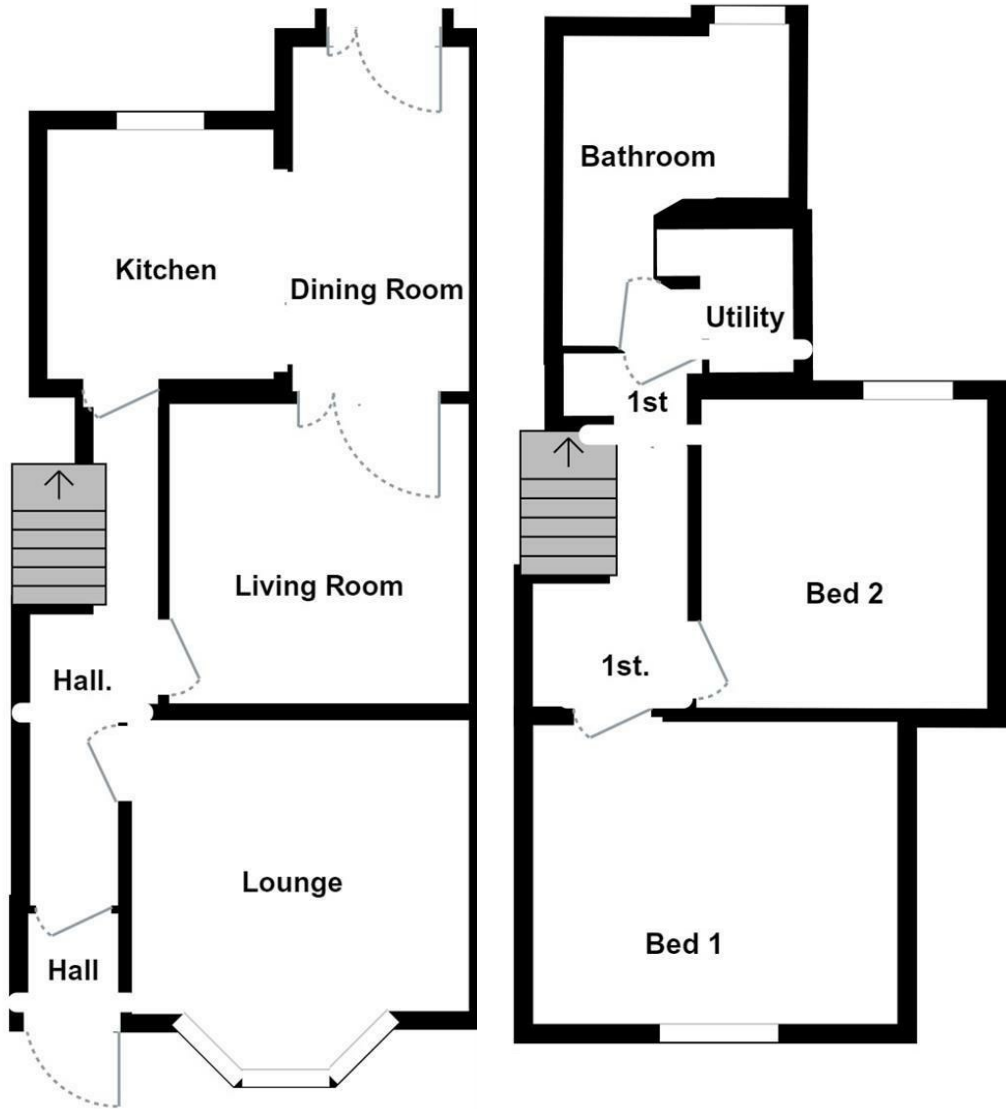
Wooden glazed obscure window to the side elevation. Fitted shelving. Radiator. Gas combination boiler. Stripped wooden flooring.

Garden

Enclosed rear garden. Paved patio with path leading to seating area. Lawn. Mature shrubs and trees. Flower borders. Outside light. Outside cold water tap.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.