

30 Fairwater Road

LLANDAFF, CARDIFF, CF5 2LE

GUIDE PRICE £325,000

**Hern &
Crabtree**



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A rare opportunity to acquire a stunning three-bedroom top floor apartment with exclusive private lift access, occupying the entire top floor and offering stunning views across Cardiff.

Boasting over 1,800 sq ft of accommodation, this spacious and versatile home is ideal for those seeking apartment living without compromise.

The accommodation briefly comprises: a welcoming entrance hall, a generously sized lounge with panoramic city views, a open plan kitchen/diner, three well-proportioned bedrooms, including a primary bedroom with en-suite, and a shower room.

Further benefits include two allocated parking spaces and the rare advantage of no onward chain, making this an ideal move-in-ready opportunity.



1809.00 sq ft

Entrance

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Entered via wood door into hallway, radiator twin double glazed doors lead to the lift.

Kitchen

Double obscure glazed window to the side, kitchen has wall and base units with worktop over, one housing the boiler, one and a half bowl sink and drainer, a four ring induction hob, integrated oven, microwave oven and grill, space and plumbing for a washing machine, radiator, laminate flooring, square arch to the dining room.

Dining Room

Large double glazed window to the rear, radiator.

Living Room

Double glazed window to the front with views overlooking West of Cardiff, double glazed window to the side, eaves storage, radiator, gas fireplace.

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Double glazed skylight window to the front, eaves storage.

Bedroom One

Double glazed window and double glazed skylight window, eaves storage, radiator.

Cloakroom

Fitted with w.c and wash hand basin, laminate flooring.

Bedroom Two

Double obscure glazed French doors lead to the fire escape, double glazed skylight window to the rear, walk in wardrobe, radiator, eaves storage and additional storage area.

Third Bedroom

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the front, corner walk in shower, w.c and wash hand basin, radiator, storage cupboard housing a boiler, laminate flooring.

Communal Gardens

Communal gardens front and rear.

Parking

Parking spaces number 10 and 11.

Tenure and additional information

We have been advised by the seller that the lease remaining is approximately 125 years remaining. service and maintenance £5528 p.a. incudes water rates. Management company - Western Permanent Property.

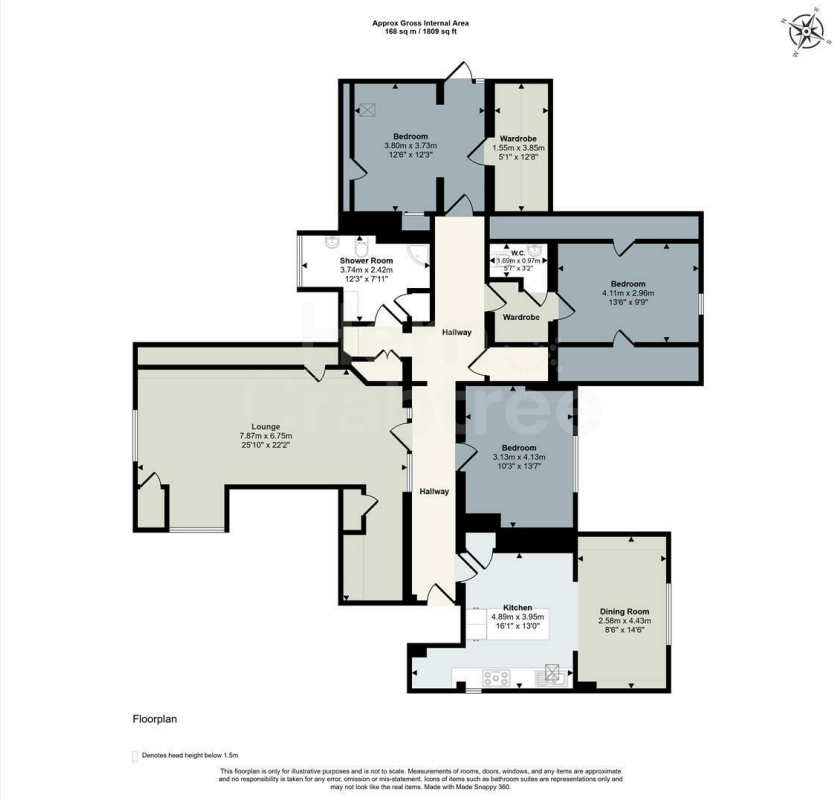
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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