

# Fairwood Road

LLANDAFF, CARDIFF, CF5 3QL

GUIDE PRICE £155,000

**Hern &  
Crabtree**



# Fairwood Road

No Chain. An ideal first-time purchase or investment opportunity! This exceptional two-double-bedroom ground-floor apartment enjoys a prime position overlooking the green on Fairwood Road in Llandaff.

Ready for immediate occupation, the property benefits from a long lease and its own outdoor space. Bright and spacious throughout, the accommodation comprises: entrance porch, hallway, modern fitted kitchen, contemporary bathroom, generous lounge/diner, and two double bedrooms with built-in storage.

Additional features include a communal washing-line area and a private garden space to the front.

Fairwood Road is perfectly placed between Llandaff and Fairwater villages with both offering a good selection of shops, cafés and amenities. There are excellent public transport links via bus and rail to and from Cardiff City Centre. Internal viewings are highly recommended



# 671.00 sq ft

## Entrance Porch

Entered via composite front door, tiled floor.

## Hallway

Entered via wood front door, radiator, utility meters, wood laminate flooring.

## Living Room

Double glazed window to the front, radiator, coved ceiling, fireplace.

## Kitchen

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob, electric oven and grill, space and plumbing for a washing machine, combination boiler, space for fridge, radiator, laminate floor.

## Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes.

## Bedroom Two

Double glazed window to the front, radiator, fitted wardrobes.

## Bathroom

Double obscure glazed window to the side, bath with Triton power shower over, w.c and wash hand basin, heated towel rail, storage cupboard, electric heater, laminate flooring.

## Outside

Communal washing lines and private grass area to the front.

## Tenure

We have been advised by the seller that the property is leasehold.

Tenure: leasehold (122 years remaining)

Service charge & professional fee £52.54 per annum

Buildings insurance £530 per annum via urban point (management company)

Ground rent £9 per annum

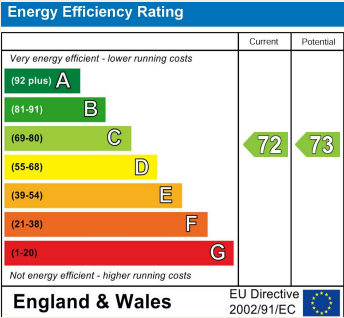
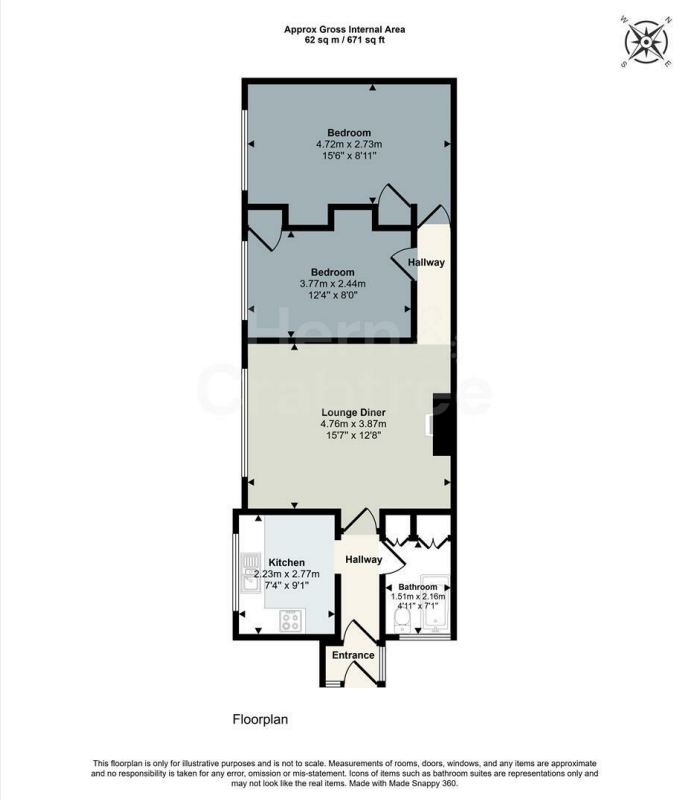
## Disclaimer

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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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