

**22 Fairwood Road, Llandaff  
Cardiff  
CF5 3QJ**

**Porch**

Entered via a pair of Upvc glazed 'Storm Doors'. Timber door leading into:

**Hall**

Doors off to lounge, kitchen & Bathroom W.C. Radiator. Tiled floor.

**Kitchen 8'7" x 7'0"**

A well proportioned size kitchen housing a good selection of modern Cream wall and base units incorporating a stainless steel sink unit & mixer tap, plumbing for washing machine, integrated gas hob, electric oven & extractor canopy. Tiled splash backs. Tiled floor. A wall mounted gas boiler fires domestic hot water & central heating system.



**Bathroom W.C.**

Recently refurbished with ceramics to walls & floor. White suite comprising low level W.C. Pedestal wash hand basin. Panelled bath. Glazed & tiled cubicle with chrome mains fed mixer shower. Chrome heated towel rail. Window.



**Lounge 15'2" x 12'4"**

A light and spacious living area with large window to front. Radiator. Coved ceiling. 1./2 Glazed door leading to



**Passage**

Two doors off leading to two bedrooms. Coved ceiling

**Bedroom One 15'5" x 8'9"**

An excellent sized double bedroom with window to front. Radiator. Coved ceiling. Closet



**Bedroom Two 11'11" x 7'6"**

Good sized second double bedroom. Window. Radiator. Closet. Coved ceiling



**Garden**

Lawned garden to front. Communal concrete based drying are to side.

**FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**PROPERTY MISDESCRIPTIONS ACT 1991:**

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

**TENURE**

The vendors advise the property to be LEASEHOLD 130 Years remaining from 2024. Nil Ground Rent.. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWING**

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

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	

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



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First Time Buyers Or Landlord Investors Look! A Spacious & Well Presented Purpose Built Self Contained Ground Floor Apartment Boasting Two Double Bedrooms. Accommodation Further Comprises Porch, Hall, 15' Lounge, Fitted Kitchen With Oven & Hob, Tiled Bathroom W.C. & Shower Cubicle. Gas Central Heating. Replacement Air Ventilation System. Upvc Windows. Front Garden. Communal Drying Area. No Chain. Well Worth Viewing.