



107 Fairwood Road, Llandaff, CF5 3QG

£135,000

360 WALK THROUGH TOUR AVAILABLE

**** Immaculate first floor flat ** Superb location for schools, shops & transport links ****

Early viewing is a must to fully appreciate this improved and well presented, purpose built, first floor apartment. Comprising entrance hall, large lounge, modern kitchen with oven & hob, two double bedrooms and refitted shower room.

There are well kept communal gardens with washing lines, together with double glazing and gas combi heating.

Ideally located for local schools, shops, train station and local amenities.

No onward chain.

Communal Entrance

Entrance Hall

Wood entrance door, tiled floor, security entrance phone.

Lounge 15'5" x 13'2" (4.70 x 4.03)



Two double glazed windows to front, radiator.

Kitchen 9'8" x 8'9" (2.97 x 2.68)



Modern, white gloss kitchen with base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, wall mounted gas combination boiler, tiled floor, radiator, double glazed window to front.

Bedroom 1 12'11" x 10'5" (3.96 x 3.19)



Double glazed window to front, radiator.

Bedroom 2 10'5" x 9'10" (3.20 x 3.01)



Double glazed window to rear, radiator.

Shower Room/WC

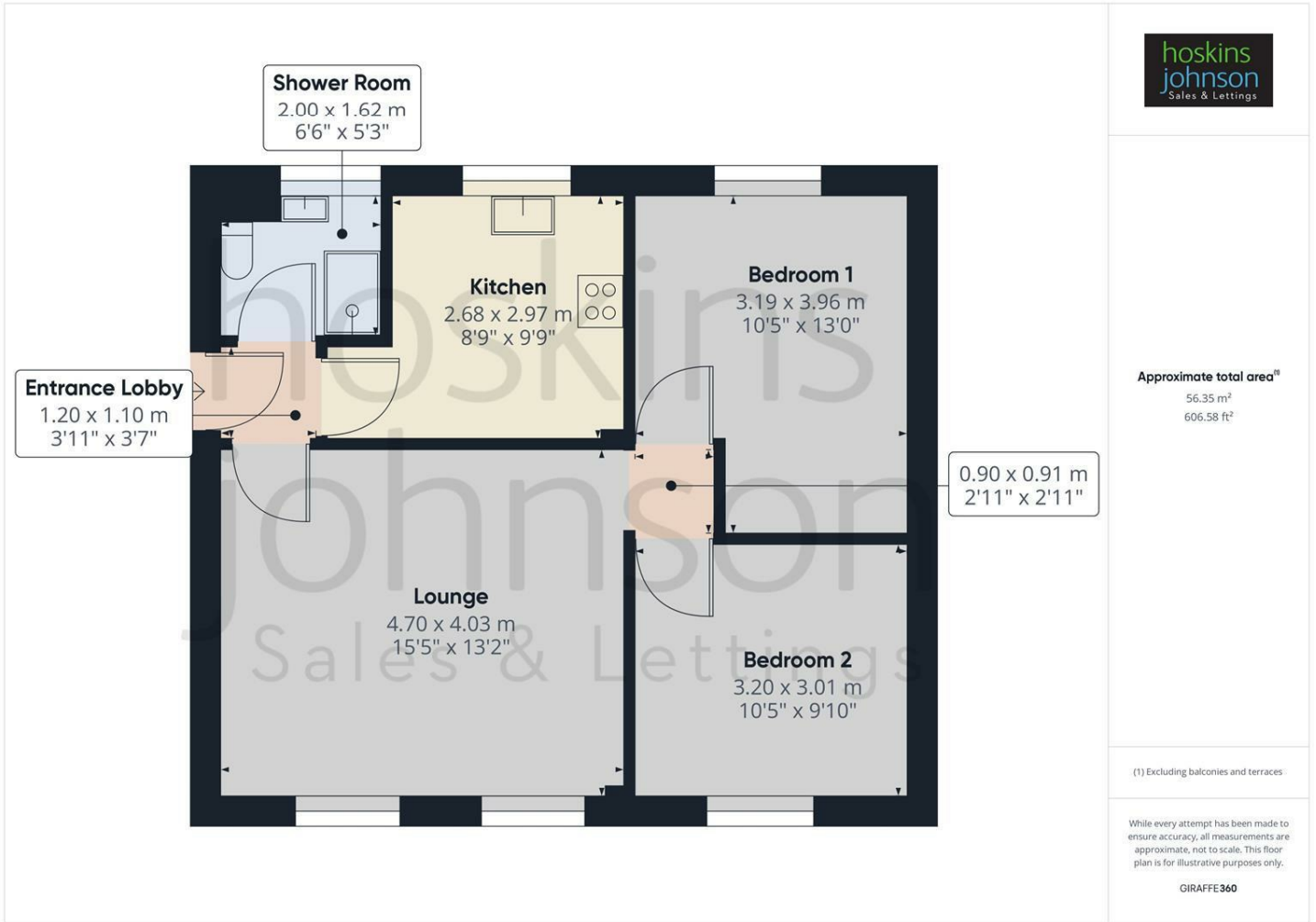


Modern suite in white comprising tiled mains shower cubicle, wc, wash hand basin, tiled floor, chrome heated towel rail, double glazed window to front.

Communal Gardens



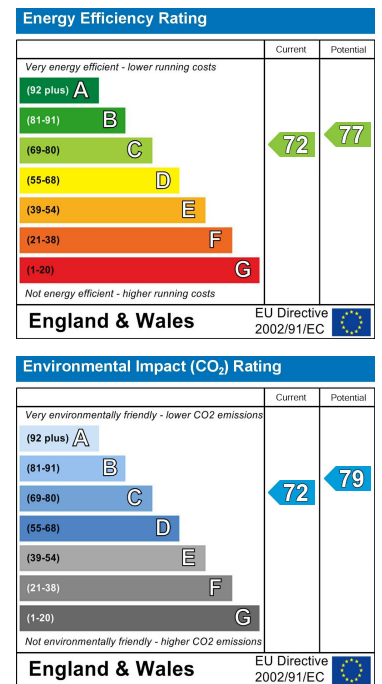
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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