

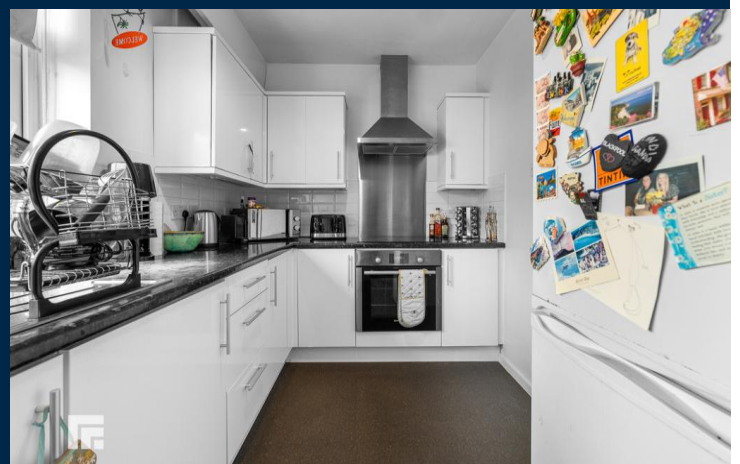


FAIRWATER ROAD

CARDIFF CF5 2LJ

ASKING PRICE OF

£154,950



FIRST FLOOR APARTMENT



2



1



1



1

**** TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT ** GARAGE ** NO CHAIN **** A spacious first floor apartment in a convenient location, located a short walk from Fairwater train station. Ground floor communal entrance, first floor entrance hallway, large utility cupboard with plumbing for washing machine and housing boiler, spacious lounge and diner, modern fitted kitchen, two double bedrooms and a family bathroom. Gas central heating. Double glazed windows. Garage to the rear. No chain. EPC Rating: C

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Ysgol Pencae Welsh Primary School just a short walk to the end of the street whilst in a catchment for several English / Welsh Primary and Secondary Schools including Bishop of Llandaff, Ysgol Glantaf plus Llandaff Cathedral School and Howells School which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre. Hailey Park is within walking distance and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

GROUND FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all apartments. Stairs to all floors.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a wood grain effect entrance door leading to the long hallway. Large walk in utility cupboard with plumbing for washing machine and housing the wall mounted combi gas central heating boiler.

LOUNGE AND DINER

18' 11" x 11' 8" (5.77m x 3.56m)

A good sized reception with large window to front. Radiator.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 667 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

11' 3" x 6' 9" (3.43m x 2.06m)

Appointed along two sides in light high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Radiator.

BEDROOM ONE

13' 4" x 11' 7" (4.08m x 3.54m)

Overlooking the entrance approach, an excellent sized primary bedroom. Radiator.

BEDROOM TWO

10' 0" x 9' 3" (3.07m x 2.84m)

With window to side, a good size second double bedroom. Radiator.

FAMILY BATHROOM

6' 9" x 6' 2" (2.07m x 1.88m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Tiled splash back. Obscured glass window to rear. Radiator.

GARAGE

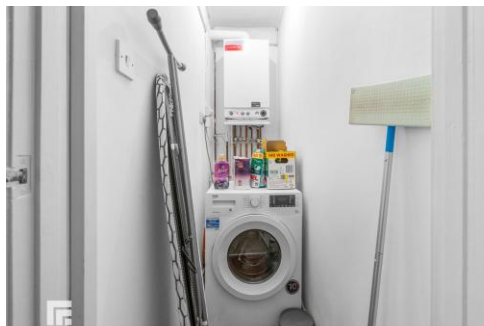
With up and over access door.

ADDITIONAL INFORMATION

Leasehold 128 years remaining with share of freehold
Service charge Approx £90 pcm.



FAIRWATER ROAD, CARDIFF CF5 2LJ



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GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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