

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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FAIRWATER ROAD  
LLANDAFF



# FAIRWATER ROAD

LLANDAFF, CF5 3JR - £599,950

Welcome to this charming 4 bedroom detached house nestled in a prime location with convenient transport links. This home offers the perfect blend of privacy and accessibility. With spacious living areas, and a cozy study. Upstairs offers 4 well-appointed bedrooms. This spacious home also boasts a generous garage. Enjoy the convenience of nearby amenities. Viewings highly recommended.

 4 bedroom(s)  3 bathroom(s)  1423.16 sq ft

## PORCH

## HALLWAY

## STUDY

2.39m x 2.59m (7'10 x 8'6)

## DINING ROOM

3.02m x 3.94m (9'11 x 12'11)

## LIVING ROOM

3.99m x 4.55m (13'1 x 14'11)

## KITCHEN

2.74m x 3.81m (9 x 12'6)

## SUN ROOM

2.95m x 4.78m (9'8 x 15'8)

## LANDING

## FAMILY BATHROOM

1.70m x 2.46m (5'7 x 8'1)

## BEDROOM

2.74m x 3.48m (9 x 11'5)

## MASTER BEDROOM

4.06m x 3.43m (13'4 x 11'3)

## EN-SUITE

2.11m x 2.67m (6'11 x 8'9)

## BEDROOM 3

3.68m x 2.87m (12'1 x 9'5)


## BEDROOM 4

3.07m x 5.11m (10'1 x 16'9)

## GARAGE

2.44m x 5.36m (8 x 17'7)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



## Fairwater Rd, Llandaff, CRF

Main Building: Total Interior Area 1423.16 sq ft



0 5 10 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.