

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FAIRWATER ROAD
LLANDAFF



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)





FAIRWATER ROAD

LLANDAFF, CF5 3JR - £599,950

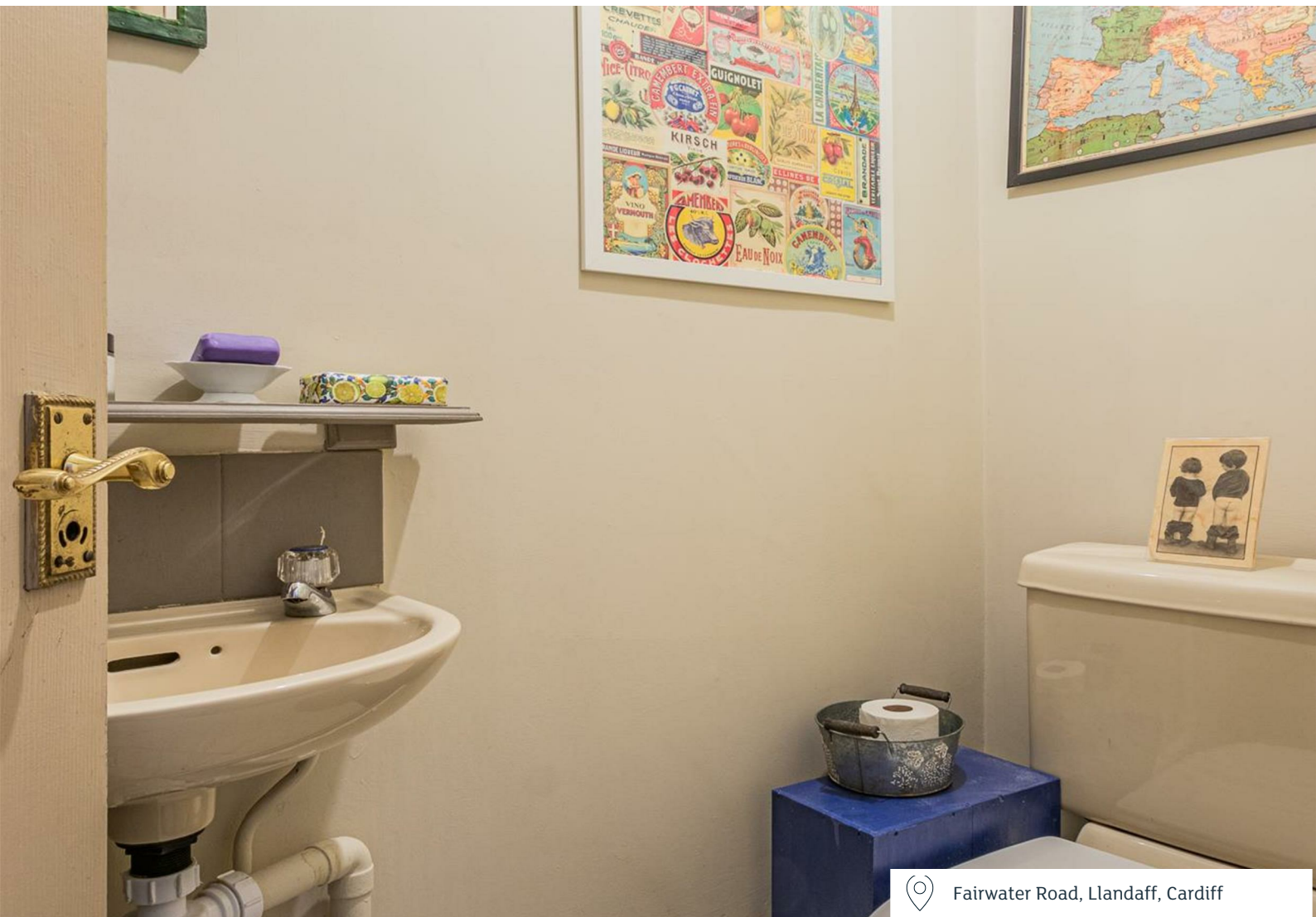
 4 Bedroom(s)  3 Bathroom(s)  1423.16 sq ft

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.



**PROPERTY
SPECIALIST**
Mrs Ruby Ledley
ruby@jeffreygross.co.uk
02920499680
Valuer





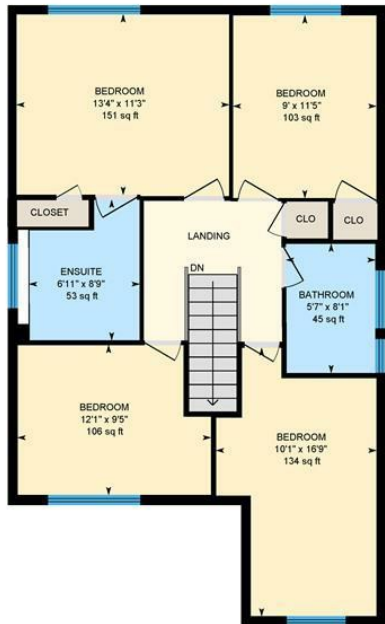
Fairwater Road, Llandaff, Cardiff

Fairwater Rd, Llandaff, CRF

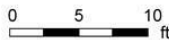
Main Building: Total Interior Area 1423.16 sq ft



Ground Floor



1st Floor



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.



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		
	72	81
England & Wales		EU Directive 2002/91/EC