

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FAIRWATER ROAD  
LLANDAFF



# Fairwater Road

Llandaff, CF5 2LE - £185,000




Welcome to this charming apartment located in the heart of Silverton Development, Fairwater Road, Llandaff, Cardiff. This modern property boasts a delightful reception room, perfect for relaxing or entertaining guests. With one cosy bedroom, this apartment is ideal for a single professional or a couple looking for a stylish living space.

The apartment features a new bathroom, adding a touch of luxury to your daily routine. Situated on the first floor, this property offers a sense of privacy and tranquillity. The 505 sq ft of space is cleverly designed to create a spacious and light atmosphere, making it a joy to come home to. The property is conveniently located and within walking distance to the train station/bus stop, Village of Llandaff and Insole Court.

One of the highlights of this property is the allocated parking, ensuring you always have a convenient place to park your vehicle. Additionally, the long lease provides you with peace of mind and stability in your new home.

Don't miss out on the opportunity to make this apartment your own. Whether you're a first-time buyer, downsizing, or looking for an investment property, this apartment offers comfort, style, and convenience in a sought-after location.

The apartment is currently tenanted until December 2025 with a rental income of £900pcm which means 24hrs notice needs to be given in order to view. Contact us today to arrange a viewing and start envisioning your life in this wonderful apartment.

 1 bedroom(s)  1 bathroom(s)  505.00 sq ft

## COMMUNAL ENTRANCE

Lift access to all floors

## ENTRANCE HALLWAY

## BATHROOM

2.21m x 2.11m (7'3" x 6'11")

## BEDROOM

3.12m x 2.32m (10'2" x 7'7")

## KITCHEN

2.21m x 2.09 (7'3" x 6'10")

## DINING ROOM

3.41m x 3.17m (11'2" x 10'4")

## LIVING ROOM

4.37m x 2.67 (14'4" x 8'9")

## PARKING

Allocated parking space to the rear.

## TENURE

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

## COUNCIL TAX

Band - C

## CHARGES / LEASE DETAILS

Lease Term for apartment - 189 years from 25 December 1994 - approx 159 remaining.

GROUND RENT: £250 PER ANNUM.  
SERVICE CHARGE: APPROX £122 PER MONTH.

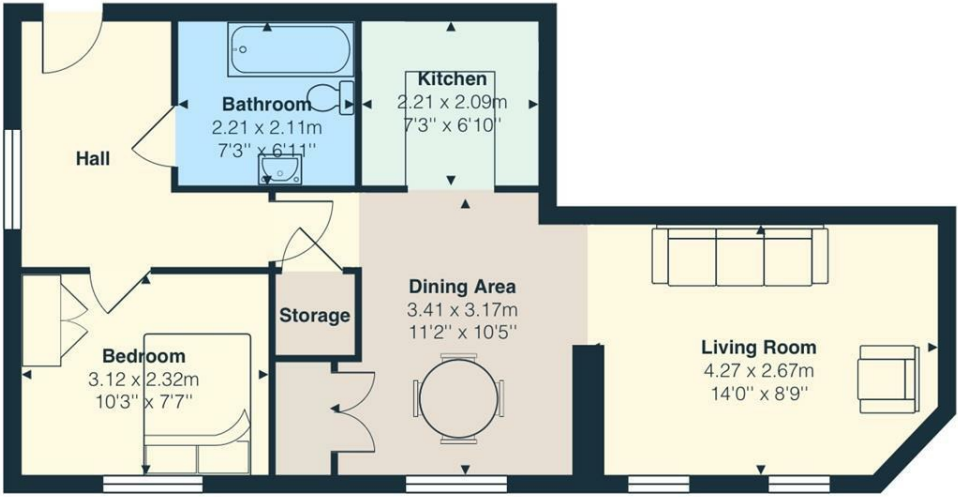
This is to be confirmed by your legal representative.

## ADDITIONAL INFORMATION

Potential rent for an apartment this size and standard would be circa £850 pcm.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Silverton, 30, Fairwater Road, Llandaff, CF5 2LE

Total Area: 47.0 m² ... 505 ft²

All measurements are approximate and for display purposes only

