

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FAIRLEIGH ROAD
PONTCANNA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HALL

LOUNGE
6.96m x 3.48m (22'10" x 11'5")

KITCHEN
2.92m x 2.54m (9'7" x 8'4")

LEAN TO
2.13m x 1.68m (7' x 5'6")

UTILITY/CLOAKROOM
2.54m x 1.65m (8'4" x 5'5")

GARAGE
7.42m x 2.44m (24'4" x 8')

LANDING

BEDROOM
4.27m x 3.45m (14' x 11'4")

BEDROOM
3.25m x 2.82m (10'8" x 9'3")

BEDROOM
3.91m x 2.44m (12'10" x 8')

BEDROOM
3.05m x 2.44m (10' x 8')

BATHROOM
3.05m x 2.54m (10' x 8'4")

GARDEN

An enclosed rear garden with brick wall and wooden fence boundaries which back onto Pontcanna Fields.

TENURE

We have been advised by our seller that the property is Freehold your legal representative should confirm this.

SCHOOL CATCHMENT

My English medium primary catchment area is Severn Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Fitzalan High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

EPC

D

MOBILE & BROADBAND

Broadband up to 1800 Mbps and mobile is likely on 02 and limited on other networks.

COUNCIL TAX

Band F



“ Located on a very popular and much sought after Road in the heart of Pontcanna, Cardiff. Requiring refurbishment but quite a unique property for the road making this houses an ideal purchase for those looking to put their own stamp on the property. ”

Comments by - Mr Julian Preston

FAIRLEIGH ROAD
PONTCANNA, CF11 9JW - £400,000

 4 bedrooms  1 bathroom(s)  sq ft

Requiring remodelling and located on the sought-after Fairleigh Road in Cardiff, this four-bedroom mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts a through lounge, providing ample space for relaxation and entertaining guests or quiet evenings at home. With four bedrooms, this home offers plenty of room for everyone, ensuring comfort and privacy. The bathroom is conveniently located on the landing, catering to the needs of the household. One of the standout features of this property is the rare garage, a valuable addition in this popular area, providing secure parking for one vehicle. This is a significant advantage for those who appreciate the convenience of off-road parking. The absence of a chain means that this property is ready for immediate occupancy, allowing you to settle in without delay. Fairleigh Road is known for its friendly community and accessibility to local amenities and also backs onto Pontcanna Fields, making it an ideal location for those looking to enjoy the best of Cardiff living. In summary, this delightful house which does require refurbishment combines space, convenience, and a prime location, making it a must-see for anyone in search of their next home. Don't miss the chance to make this property your own.

PROPERTY SPECIALIST

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