

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FAIRLEIGH ROAD
PONTCANNA



HALLWAY

LOUNGE

3.71m x 3.38m (12'2 x 11'1)

DINING ROOM

4.90m x 3.38m (16'1 x 11'1)

KITCHEN

2.64m x 7.70m (8'8 x 25'3)

BEDROOM 1

4.90m x 3.38m (16'1 x 11'1)

BEDROOM 2

2.95m x 3.63m (9'8 x 11'11)

BATHROOM

2.82mx 3.05m (9'3x 10)

GARDEN

A well presented garden with lawn, patio, and storage.

TENURE

Freehold- To be confirmed by your legal advisor

COUNCIL TAX

SCHOOL CATCHMENT

Severn Primary School

Fitzalan High School (year 2024-25)

Ysgol Pencae (year 2024-25)




Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





FAIRLEIGH ROAD

PONTCANNA, CF11 9JW - £450,000

 2 Bedroom(s)  1 Bathroom(s)  1052.00 sq ft

Jeffrey Ross are delighted to present this beautifully presented two-bedroom home on Fairleigh Road, ideally situated in the heart of Pontcanna.

Just a short stroll from the ever-popular Pontcanna Fields and the vibrant amenities of Cathedral Road, this charming property also offers easy access to Cardiff city centre, making it perfectly positioned for both convenience and lifestyle.

The accommodation comprises an inviting entrance hallway leading into a spacious open-plan living and dining area, featuring elegant bay-fronted windows that flood the space with natural light. To the rear, a modern extended kitchen boasts high-quality fitted units, integrated appliances, and stunning bi-fold doors that open onto a well-maintained rear garden. The outdoor space includes a lawn, patio area, and a practical outhouse—ideal for storage or a home office.

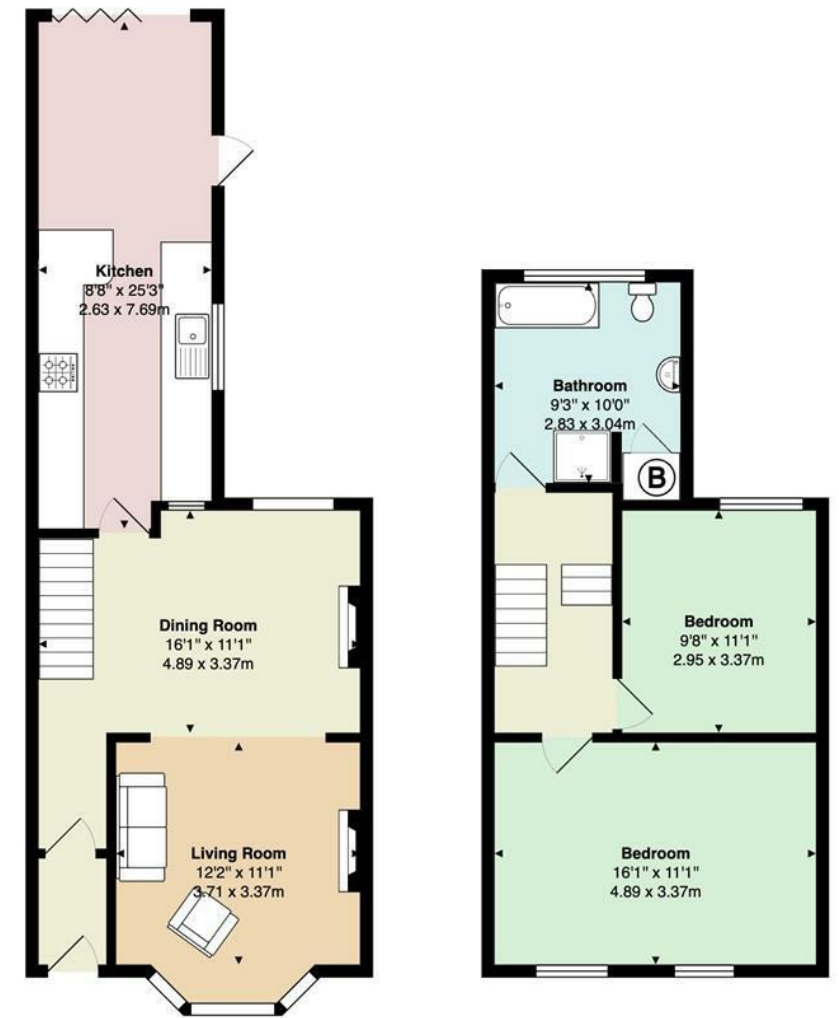
Upstairs, the first floor offers a generously sized main bedroom, a second double bedroom, and a stylish family bathroom complete with a separate bath and shower.

This property combines period charm with modern finishes in a sought-after location—early viewing is highly recommended.

PROPERTY SPECIALIST

Mrs Ruby Ledley
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Valuer





Fairleigh Road

Total Area: 1052 ft² ... 97.8 m²

All measurements are approximate and for display purposes only



Fairleigh Road, Pontcanna, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC