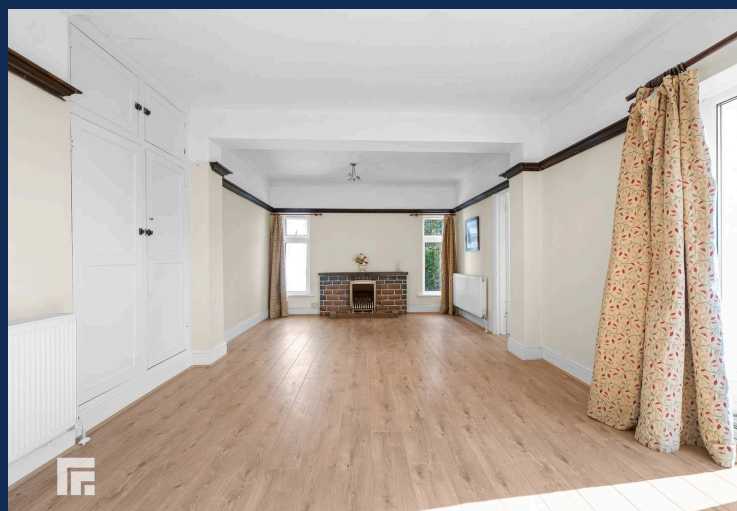




21 Fairwood Road, Cardiff

£465,000 Freehold

**** FOUR BEDROOM DETACHED BUNGALOW WITH HUGE POTENTIAL ** NO CHAIN **** A unique opportunity to acquire this spacious four double bedroom property situated off a private lane which was previously a market garden. Nearby are local amenities, highly regarded schools and Llandaff Village which offers an array of shops, GP surgery, parks, community spaces, nurseries, pubs/cafes, restaurants and a cathedral along with ideal transport links with train station a few minutes walk. The property requires modernisation throughout that is reflected in the price. Accommodation briefly comprising; entrance hallway, lounge, kitchen, pantry, four double bedrooms and family bathroom. Well maintained gardens. Land at the rear beyond the concrete path offers further potential as a building plot (subject to necessary consent). Driveway and garden to front. EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

ENTRANCE HALLWAY

Approached via a panelled wooden entrance door.
Laminate flooring.

KITCHEN

14' 10" x 10' 3" (4.53m x 3.13m)

A range of base and wall cabinets appointed along three sides with laminate work surface above. Inset sink and drainer. Space for oven. Space and plumbing for washing machine. Double upvc glazed window to rear. Terrazzo tiles.

PANTRY

Accessed via the kitchen. Ample space to convert into a utility room. Door to garden.

LOUNGE

23' 9" x 13' 0" (7.24m x 3.97m)

Upvc French doors to rear. Two upvc double glazed windows to side. Doors to integrated storage cupboard. Two radiators. Feature gas fireplace. Laminate flooring.

BEDROOM ONE

13' 1" x 13' 7" (3.98m x 4.15m)

A well sized primary bedroom overlooking the entrance approach as well as the side access. Open fireplace. Radiator.

BEDROOM TWO

13' 10" x 11' 11" (4.21m x 3.64m)

A second double bedroom with two upvc windows overlooking the front. Radiator.

BEDROOM THREE

7' 5" x 18' 10" (2.27m x 5.74m)

A good sized third bedroom overlooking the side approach via upvc double glazed windows.

BEDROOM FOUR

10' 3" x 12' 6" (3.12m x 3.81m)

Upvc double glazed windows to rear garden. Radiator.

FAMILY BATHROOM

6' 2" x 9' 1" (1.88m x 2.76m)

White suite comprising of low level wc, wash hand basin, corner shower cubicle. Tiled flooring. Part tiled walls. Obscured glass window to the front.

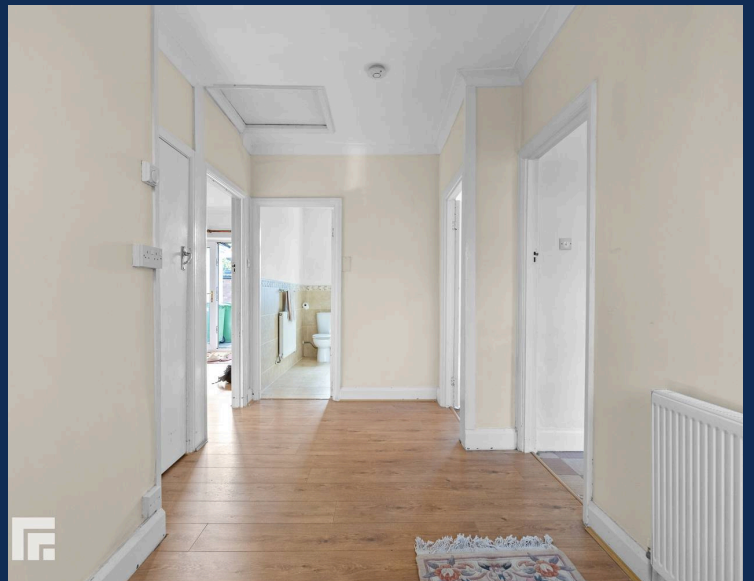
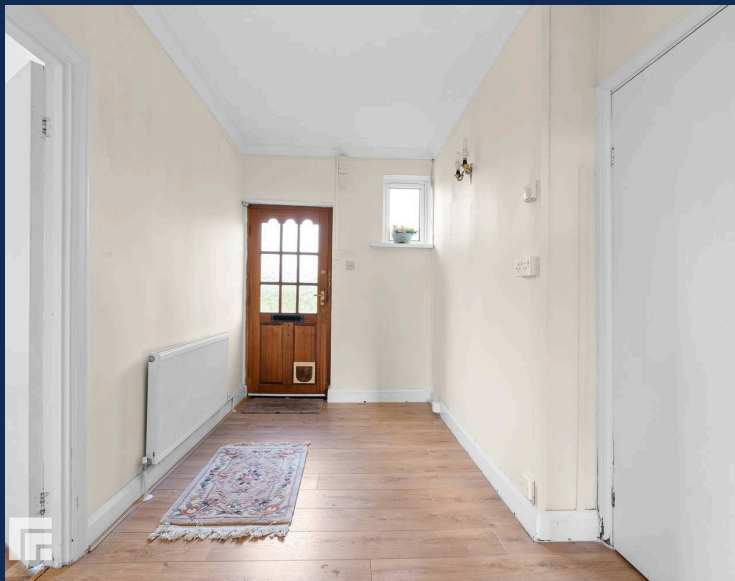
Front Garden

Entered via long driveway with parking. Paved pathway to front door with surrounding lawn. Access to rear garden.

Side Garden

Entered via long driveway with parking. Paved pathway to front door with surrounding lawn. Access to rear garden.

Rear Garden Previously a market garden, mainly laid to lawn with boundary fence. Outside tap. Beyond the concrete pathway, (approx. 5.3m from the rear kitchen wall) additional land is available by with potential as a building plot (subject to necessary consent) or for workshops, vehicle parking etc.) is included in the sale. See plan on listing. Please contact a member of staff for further information.





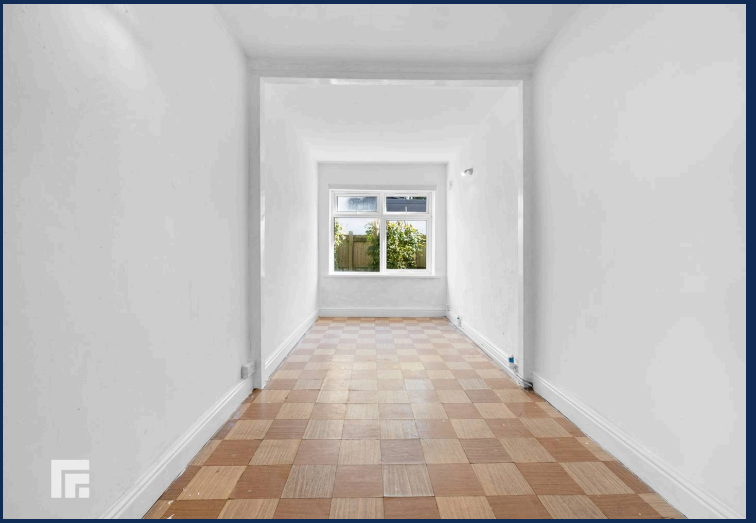
Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

DRIVEWAY

2 Parking Spaces

On Drive and at the Rear of the Property (2 lane access areas) Multi-vehicle parking available (including business vehicles & caravans) Long driveway via Fairwood Rd. Access to large rear garden via separate entrance.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a statement of fact. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or accuracy can be given.
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