Fairwood Road

LLANDAFF, CARDIFF, CF5 3QL

GUIDE PRICE £155,000

Hern & Crabtree

Fairwood Road

No Chain. An ideal first-time purchase or investment opportunity! This exceptional two-double-bedroom ground-floor garden apartment enjoys a prime position overlooking the green on Fairwood Road in Llandaff.

Ready for immediate occupation, the property benefits from a long lease and its own outdoor space. Bright and spacious throughout, the accommodation comprises: entrance porch, hallway, modern fitted kitchen, contemporary bathroom, generous lounge/diner with doors out onto the rear garden, and two double bedrooms with built-in storage.

Additional features include a communal washing-line area and a private garden space.

Fairwood Road is perfectly placed between Llandaff and Fairwater villages with both offering a good selection of shops, cafés and amenities. There are excellent public transport links via bus and rail to and from Cardiff City Centre. Internal viewings are highly recommended

Approx 647.00 sq ft

Council Tax Band: C

Entrance
Storm porch. Entered via a pvc glazed door into the entrance hall.

Hallway
Laminate flooring. Radiator.

Bathroom
Obscure double glazed window to the side. Bath with shower plumbed, w/c and wash hand basin. Heated towel rail. Tiled walls. Laminate flooring.

Kitchen
Double glazed window to the rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Tiled splashbacks. Stainless steel sink and drainer. Space and plumbing for a washing machine. Space for a dish washer. Integrated electric oven and hob. Space for a fridge. laminate flooring. Combi boiler.

Lounge
Double glazed sliding patio doors leading out to the rear garden. Built in storage cupboards. Radiator.

Bedroom Two
Double glazed window to the rear. Radiator. Built in cupboard with Nuaire flatmaster fan fitted.

Bedroom One
Double glazed window to the rear. Radiator. Built in cupboard.

OUTSIDE
Private courtyard. Pedestrian gate. Washing line and storage.

Tenure and charges
Leasehold. £1000 approx billed per annum for: Service management charges.. 189 years from 01/01/1959 so 121 years remaining
Management Company
Warwick Estates
One Station Approach
Harlow
CM20 2FB

01279 957 400
email: hello@we-pm.co.uk

Additional Information
Epc - D
Council tax - C
Nuaire flatmaster ventilation fan in the Bedroom

Disclaimer
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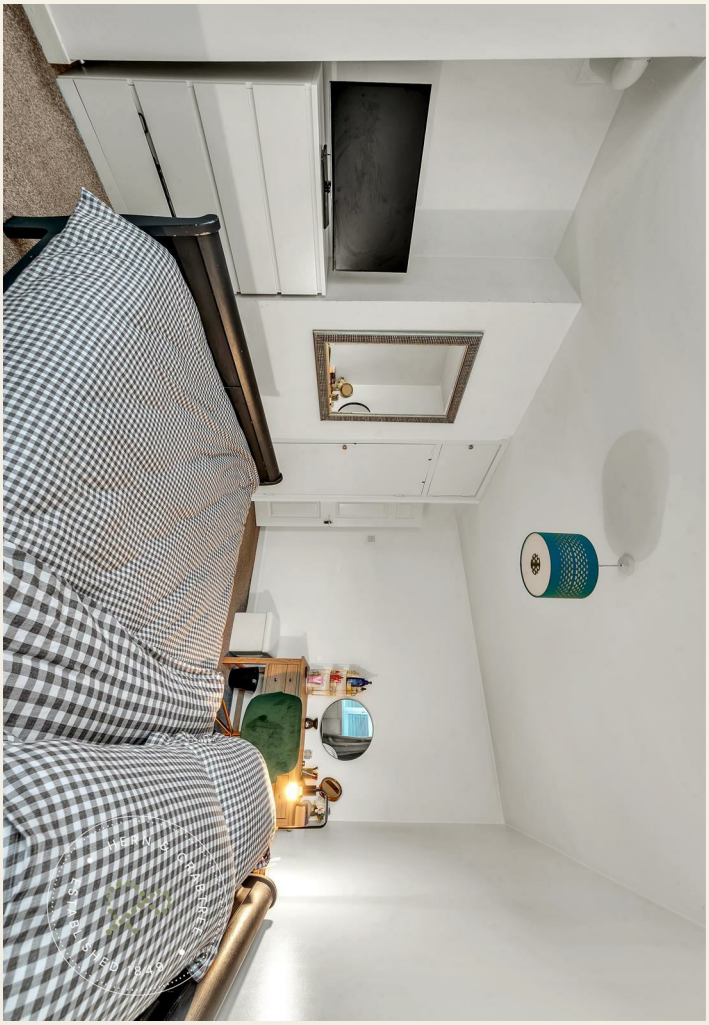
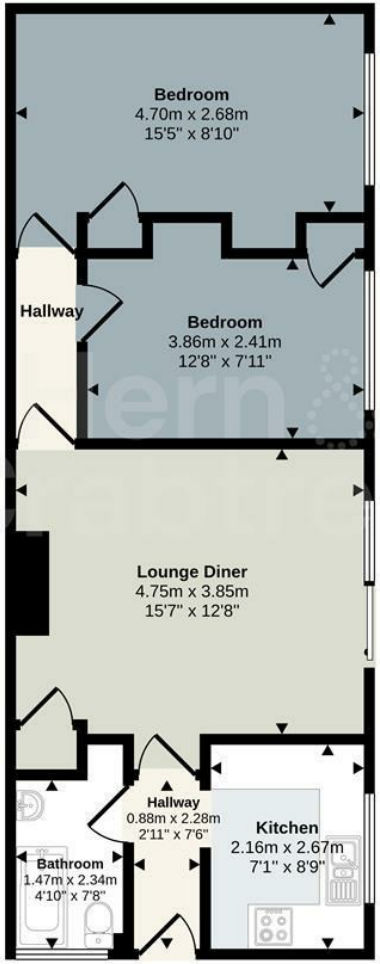
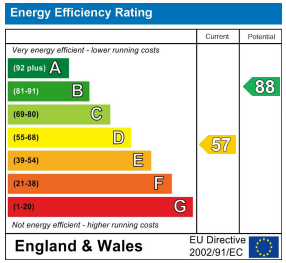
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Approx Gross Internal Area
60 sq m / 647 sq ft



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.

Hern & Crabtree

02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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