

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 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, and two double bedrooms with built-in storage.

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

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



671.00 sq ft

Entrance Porch

Entered via composite front door, tiled floor.

Hallway

Entered via wood front door, radiator, utility meters, wood laminate flooring.

Living Room

Double glazed window to the front, radiator, coved ceiling, fireplace.

Kitchen

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob, electric oven and grill, space and plumbing for a washing machine, combination boiler, space for fridge, radiator, laminate floor.

Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Two

Double glazed window to the front, radiator, fitted wardrobes.

Bathroom

Double obscure glazed window to the side, bath with Triton power shower over, w.c and wash hand basin, heated towel rail, storage cupboard, electric heater, laminate flooring.

Outside

Communal washing lines and private grass area to the front.

Tenure

We have been advised by the seller that the property is leasehold.

Tenure: leasehold (122 years remaining)

Service charge & professional fee £52.54 per annum

Buildings insurance £530 per annum via urban point (management company)

Ground rent £9 per annum

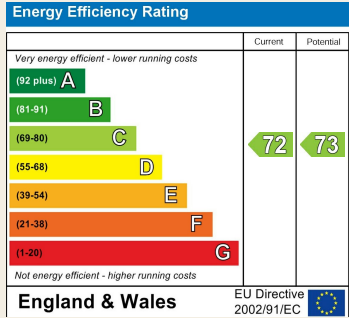
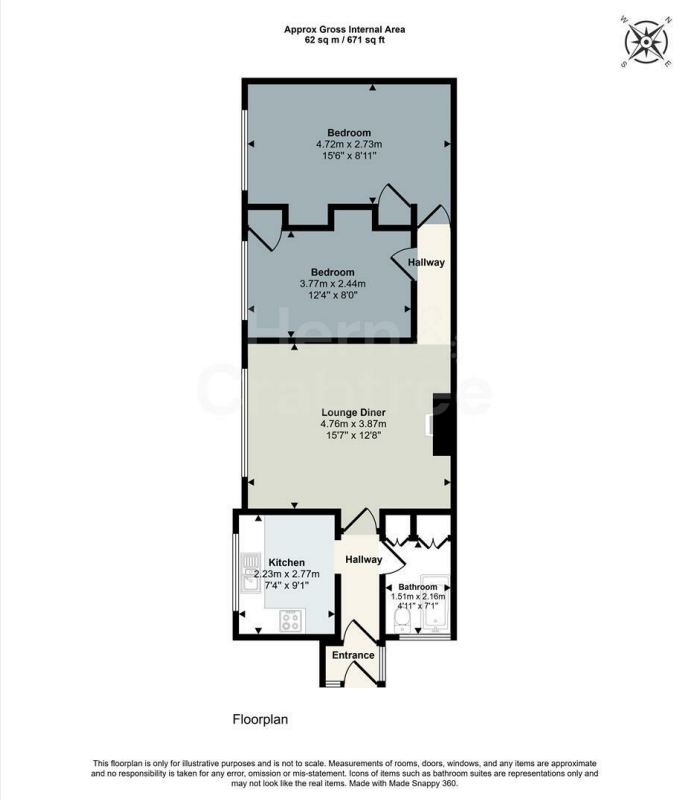
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website



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