



Fairleigh Road, Cardiff CF11 9JW

welcome to

Fairleigh Road, Cardiff

A spacious first-floor one-bedroom apartment located on Fairleigh Road in the heart of Pontcanna. Offering generously sized rooms, double glazing, and off-road parking, this well-positioned property is ideal for buyers seeking a characterful, vibrant area.



Entrance Porch

8' 2" Max x 3' 4" Max (2.49m Max x 1.02m Max)

Carpeted flooring.

Lounge

11' 2" Max x 11' 4" Max (3.40m Max x 3.45m Max)

The room benefits from double glazing to the front, helping to maintain warmth and reduce outside noise. It is carpeted throughout, creating a cosy and comfortable atmosphere, and includes a radiator for efficient heating.

Bathroom

5' Max x 6' 4" Max (1.52m Max x 1.93m Max)

To the rear, the room features a frosted window allowing for privacy while still letting in natural light. It includes a shower, WC, and sink, with non-tiled vinyl flooring for easy maintenance. An extractor fan is fitted for ventilation, and a radiator provides warmth and comfort.

Kitchen

Irregular Shaped Room 10' 4" Max x 10' 1" Max (3.15m Max x 3.07m)

To the rear, the room features double glazing, offering both insulation and natural light. It includes a hob, a Baxi boiler, a sink with surrounding countertops, and is finished with a stylish slate-effect flooring for a modern touch.

Bedroom

9' 4" Max x 11' 4" Max (2.84m Max x 3.45m Max)

The room features carpeted flooring for added comfort, double glazing to the front providing insulation and natural light, and a radiator to ensure warmth throughout.



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welcome to

Fairleigh Road, Cardiff

- Off-Road Parking in Pontcanna
- Spacious First-Floor Apartment in a highly sought-after Pontcanna location
- Generously Sized Rooms offering comfortable living space throughout
- Close to Pontcanna & Llandaff Fields
- Ideal for First-Time Buyers or Investors with excellent potential

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107921 - 0007

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