



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.



view this property online allenandharris.co.uk/Property/CRP107921



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



view this property online allenandharris.co.uk/Property/CRP107921

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRP107921 - 0007

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk