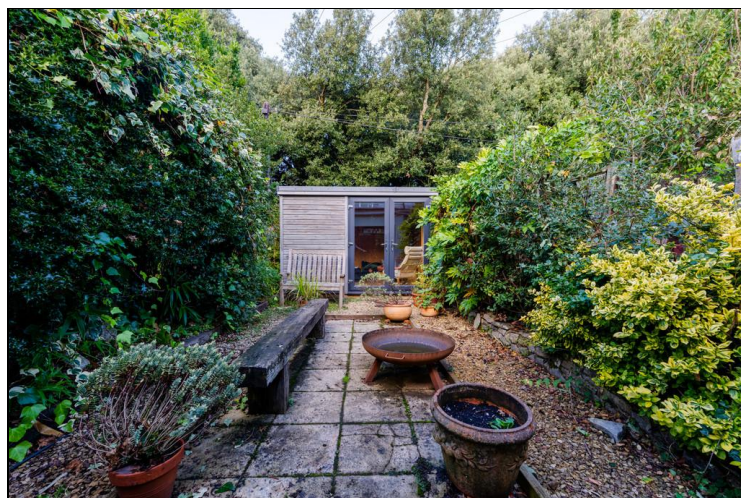
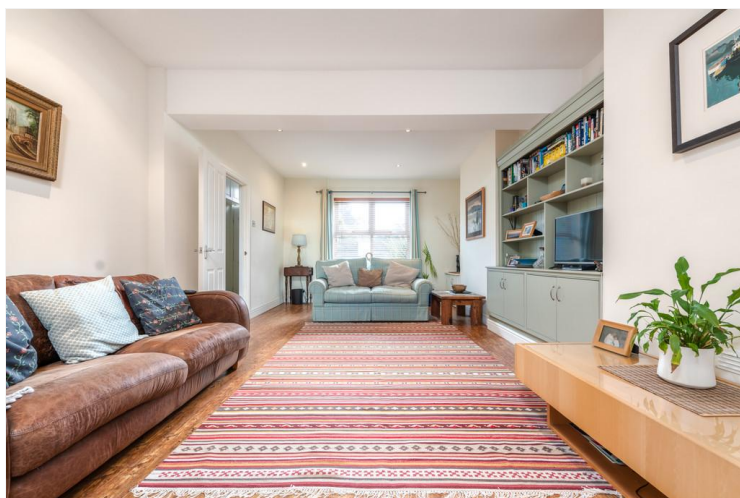


# Fairleigh Road

Pontcanna | Cardiff | CF11 9JW

Mid Terraced House | Asking Price Of £425,000



[mgy.co.uk](http://mgy.co.uk)

3 | 1 | 0 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

# PROPERTY DESCRIPTION

**\*\*RARELY AVAILABLE AND IMMACULATELY PRESENTED\*\*** MGY are delighted to offer this stunning 3 bedroom property on the much favoured Fairleigh Road. The property has undergone some redesigning and benefits from many original features mixed with high spec contemporary living. The property comprises 3 double bedrooms, first floor bathroom with the third bedroom as a loft conversion. Very large rear extension with contemporary fully integrated Kitchen, dining and living with full width French doors and excellent gardens backing onto Pontcanna fields.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1334 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via courtyard through wooden door. Wooden effect laminate flooring. Stairs to first floor.

## LIVING ROOM

12' 9" x 22' 3" (3.89m x 6.80m)  
Double glazed window to front. Two radiators. Wooden effect laminate flooring. Feature wall with shelving and storage space built in. Separate storage cupboard, housing washing machine. Cove into;

## KITCHEN/DINER

14' 0" x 20' 9" (4.28m x 6.34m) Two wooden french doors to rear leading to pretty garden. Fitted kitchen with marble work tops. Integrated fridge freezer and slimline dishwasher. Freestanding oven with 5 ring gas hob. Spotlights. Two radiators. Wooden effect laminate flooring.

## GARDEN

Fenced border. Partly paved and stoned. Access to outhouse to rear of garden with double glazed anthracite door. Boarded throughout with electric supply.

## FIRST FLOOR

Carpeted flooring. Doors to;

## MASTER BEDROOM

16' 0" x 10' 11" (4.88m x 3.35m)  
Two double glazed windows to front. TV and telephone point. Carpeted flooring.

## BEDROOM TWO

10' 0" x 9' 8" (3.07m x 2.96m)  
Double glazed window to rear. Radiator. Spotlights.

## BATHROOM

8' 6" x 10' 10" (2.60m x 3.32m)  
Double glazed obscure window to rear. Laminate flooring. Pedestal wash hand basin with mixer tap. WC. Panelled bath with hot and cold tap. Separate shower cubicle with main shower above. Shaver point. Radiator. Spotlights.

## SECOND FLOOR

Stairs to second floor fully carpeted. Storage cupboard with hanging space.

## BEDROOM THREE/LOFT

12' 11" x 15' 9" (3.94m x 4.82m)  
Double glazed window to rear. TV and telephone points. Eaves storage. Radiator. Carpeted flooring.

## OUTSIDE

Permit parking to front.

## TENURE

MGY are advised that the property is freehold.

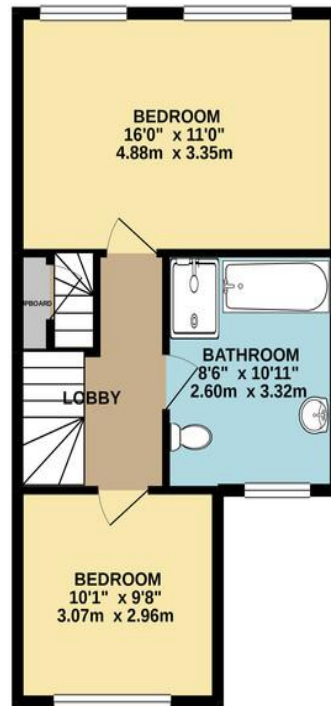


# FLOORPLANS

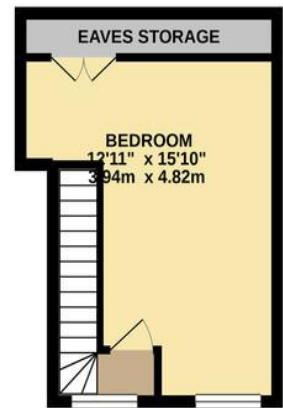
GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

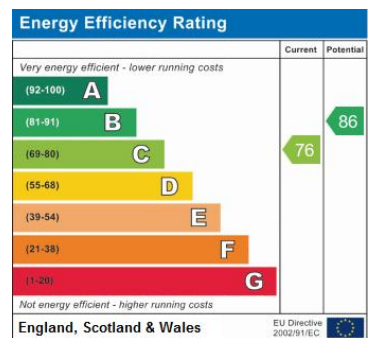


2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
Made with Metropix ©2021



**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff CF11 9HS

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.