

Fairleigh Road

Pontcanna | Cardiff | CF11 9JW

Mid Terraced House | Asking Price Of £425,000



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PROPERTY DESCRIPTION

****RARELY AVAILABLE AND IMMACULATEDLY PRESENTED**** MGY are delighted to offer this stunning two bedroom property on the most sought after Fairleigh Road. The property has been designed to provide a bright and spacious feel throughout and has been refurbished to an extremely high standard. The property comprises open plan lounge through to kitchen/diner with feature floor to ceiling window and French doors leading to an enclosed garden backing onto Pontcanna fields, downstairs shower room and utility room. To the first floor there are two double bedrooms and modern family bathroom. ****NO CHAIN****

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,014 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

LIVING ROOM

15' 11" x 22' 2" (4.86m x 6.78m)
Entered via wooden front door straight into open plan living room. Double glazed sash window to front. Two radiators. Spotlights to ceiling. Wall-mounted security alarm. Power points, TV point and phone point. Open plan aspect through to kitchen/diner. Door to shower room and utility room. Open tread stairs to first floor.

SHOWER ROOM

7' 9" x 5' 3" (2.38m x 1.62m) Fully tiled walls and floor. Radiator. Spotlights. Close coupled WC. Pedestal wash hand basin with mixer tap over. Wall mounted mirror. Extractor Fan. Shaver point. Shower cubicle with mains shower above. Folded wooden doors leading to utility area.

UTILITY ROOM

Tiled flooring. Shelving and hanging space. Pendant light fitting. Worcester combination boiler. Space for appliances.

KITCHEN/DINER

15' 11" x 12' 10" (4.87m x 3.92m) A modern and sympathetically designed open plan kitchen/diner with feature floor to ceiling window with double glazed French doors leading to delightful rear garden. Range of modern fitted wall, base and drawer units with complementary work surfaces incorporating one and a half composite sink with mixer tap over. Tiled splashbacks. Integrated Hotpoint dish washer and Whirlpool fridge freezer. Built in electric oven with four ring gas hob above and extractor fan over. Three Velux windows providing an abundance of daylight. Laminate flooring. Wall lights and Spotlights. Power points. Radiator.

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FIRST FLOOR

Carpet to floor. Loft Hatch.
Spotlights. Doors to all rooms.

MASTER BEDROOM

13' 3" x 9' 9" (4.04m x 2.99m)
Good size double bedroom with double glazed window to rear aspect. Built in storage cupboard. Spotlights to ceiling, power points and tv point. Radiator.

BEDROOM TWO

10' 4" x 12' 0" (3.16m x 3.66m)
Another double bedroom with double glazed window to front. Built in wardrobes to one wall with hanging and shelving space. Spotlights to ceiling. Power points and tv point. Radiator.

BATHROOM

5' 5" x 8' 11" (1.66m x 2.72m)
Good size modern bathroom with double glazed window to front. White suite comprising panelled bath with shower attachment, vanity wash hand basin with mixer tap over, and low level WC with concealed cistern. Vinyl flooring. Spotlights to ceiling. Tiled walls and heated towel rail.

OUTSIDE

Front - Enclosed front courtyard with iron gate and path leading to front door. Enclosed private rear garden rear garden mainly laid to high quality artificial grass with feature wooden plant boxes to either side. This delightful garden backs onto Pontcanna fields. Mature trees and stepped area with shingle.

TENURE

MGY are advised that the property is Freehold.





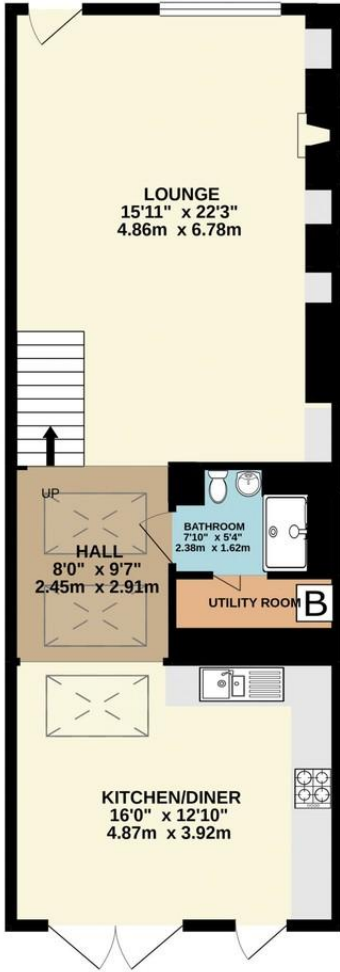
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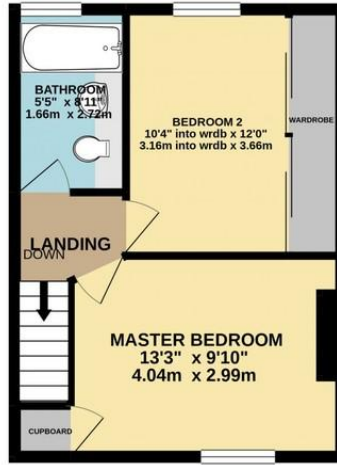


FLOORPLANS

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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