

Fairleigh Road

Pontcanna | Cardiff | CF11 9JU

Mid Terraced House | Asking Price Of £375,000



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PROPERTY DESCRIPTION

****RARELY AVAILABLE WITH NO CHAIN**** MGY are delighted to offer this 2 bedroom property on the much favoured Fairleigh Road. The property is the perfect home to put your own stamp on and benefits from many original features mixed with high potential. The property comprises 2 double bedrooms and a first floor bathroom. Three downstairs reception rooms with integrated Kitchen and WC. The property further benefits from a large south facing garden. Viewing advised to avoid disappointment.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1054 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via courtyard through composite door and into porchway with additional single glaze wooden door. Carpeted flooring. Thermostat. Radiator. Under stair storage. Doors to;

LIVING ROOM

12' 3" x 12' 1" (3.74m x 3.69m)
Double glazed bay window to front. Radiator. Carpeted flooring. Electric fire place with tiled surround. Tv and telephony point. Meter cupboard.

DINING ROOM

12' 0" x 8' 5" (3.67m x 2.58m)
Double glazed window to rear. Gas fireplace with tiled surround. Carpet. Radiator.

BREAKFAST ROOM

10' 6" x 9' 2" (3.21m x 2.80m)
Double glazed window to side. Vinyl flooring. Storage cupboard and built in storage unit. Feature fireplace with tiled surround.

KITCHEN

10' 5" x 8' 0" (3.18m x 2.44m)
Recently fitted kitchen with vinyl flooring. Double glazed window to rear and side with door leading onto large south facing garden. Round edged work surfaces incorporating stainless steel sink with hot and cold tap and four ring gas hob with extractor over. Space for fridge freezer and washing machine. Door to;

WC

4' 1" x 4' 0" (1.27m x 1.23m)
Obscure window to rear. WC. Wash hand basin with hot and cold tap.

GARDEN

South facing garden with fenced border. Access to shed and greenhouse. Rear lane access.

FIRST FLOOR

Carpeted flooring. Storage cupboard. Doors to;

MASTER BEDROOM

16' 5" x 10' 9" (5.02m x 3.28m) Two double glazed windows to front. Radiator. Wall mounted electric radiator. Carpet. Built in storage.

BEDROOM TWO

12' 0" x 10' 3" (3.67m x 3.13m)
Double glazed window to rear. Radiator. Carpeted flooring.

BATHROOM

10' 6" x 9' 2" (3.21m x 2.80m)
Double glazed obscure window to rear. Shower cubicle with electric shower, panelled bath with hot and cold tap. Pedestal wash hand basin with hot and cold tap. Storage cupboard housing recently serviced boiler.

TENURE

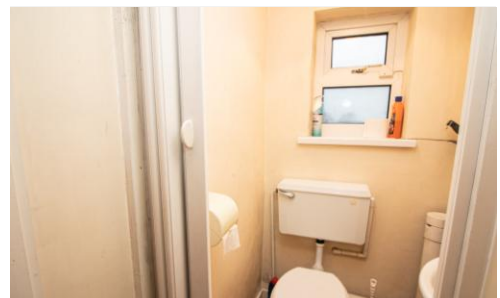
MGY are advised that the property is freehold.





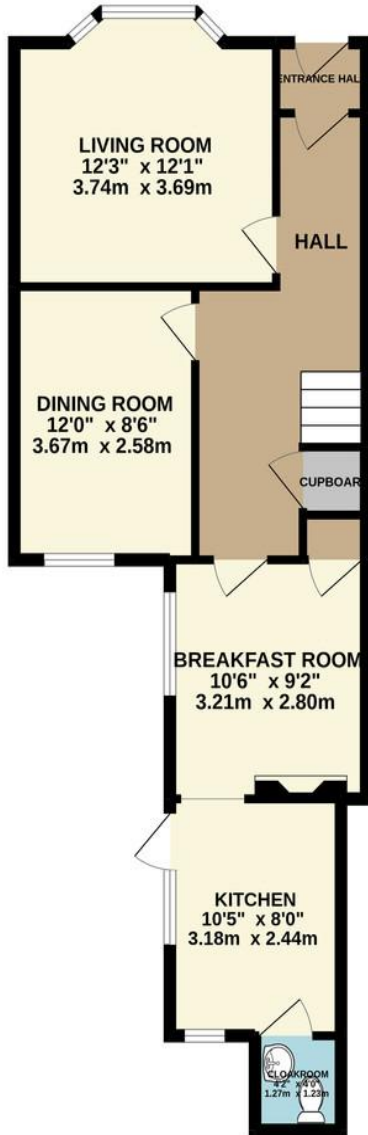
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FLOORPLANS

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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	68	
(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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