

Fairleigh Road

Pontcanna | Cardiff | CF11 9JT

End Terraced House | Asking Price Of £450,000



© MGY



© MGY



© MGY

mgy.co.uk

3 | 2 | 2 | 3

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

PROPERTY DESCRIPTION

RARELY AVAILABLE END-TERRACED HOUSE MGY are delighted to bring to market this four bedroom, three-storey house situated on the much favoured Fairleigh Road. The property is the perfect opportunity to put your own stamp on and has a huge amount of potential. The property comprises lounge, sitting area, dining room and kitchen to the ground floor, three bedrooms and two bathrooms to the first floor, and one bedroom to the top floor/loft. The property further benefits from being a stones throw away from Llandaff Fields and is double glazed throughout.

VIEWING HIGHLY RECOMMENDED

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,464 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.

ENTRANCE HALL

Entered via wooden front door. Pendant light fitting. Original covings. Radiator. Built in cupboard housing

the gas meter. Under stairs storage cupboard. Doors to reception rooms. Stairs rising to first floor.

LOUNGE

Double glazed bay window to front. Pendant light fitting. Radiator. Power points. Picture rail.

SITTING AREA

Double glazed window overlooking the rear garden. Pendant light fitting. Radiator. Power points.

DINING ROOM

Double glazed window to side. Pendant light fitting. Door leading to under stair storage cupboard. Radiator. Power points. Door to kitchen.

KITCHEN

Fitted kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with hot and cold tap over. Tiled splashbacks. Strip lighting to ceiling. Space for appliances. Double glazed window to rear. Vinyl flooring. Newly fitted combi boiler. Half glazed door leading to rear garden.

FIRST FLOOR

Carpet to floor. Two pendant light

fittings. Access to loft with loft ladder. Doors to three bedrooms and two bathrooms.

BEDROOM ONE

Two double glazed windows to front. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

Double glazed window overlooking the rear garden. Pendant light fitting. Radiator. Power points.

BATHROOM

Obscure double glazed window and additional Velux window to rear. Pendant light fitting. White three piece suite comprising pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap above. WC. Partly tiled walls. Extractor fan. Radiator.

BEDROOM THREE

Double glazed window to side. Pendant light fitting. Alcove. Radiator. Telephone point. Power points.

BATHROOM TWO

Obscure double glazed window to side. Pendant light fitting. White three piece suite comprising pedestal wash hand basin. WC. Panelled bath with

mgy.co.uk

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

electric shower over. Tiled splashbacks.

SECOND FLOOR

Carpet to floor. Double glazed window to rear. Door leading to bedroom four.

BEDROOM FOUR

Three Velux windows to front and additional Velux to rear. Spotlights to ceiling. Alcove. Eaves storage. Radiator. Power points.

OUTSIDE

Front - Forecourt area enclosed by brick wall. Pathway leading to front door.

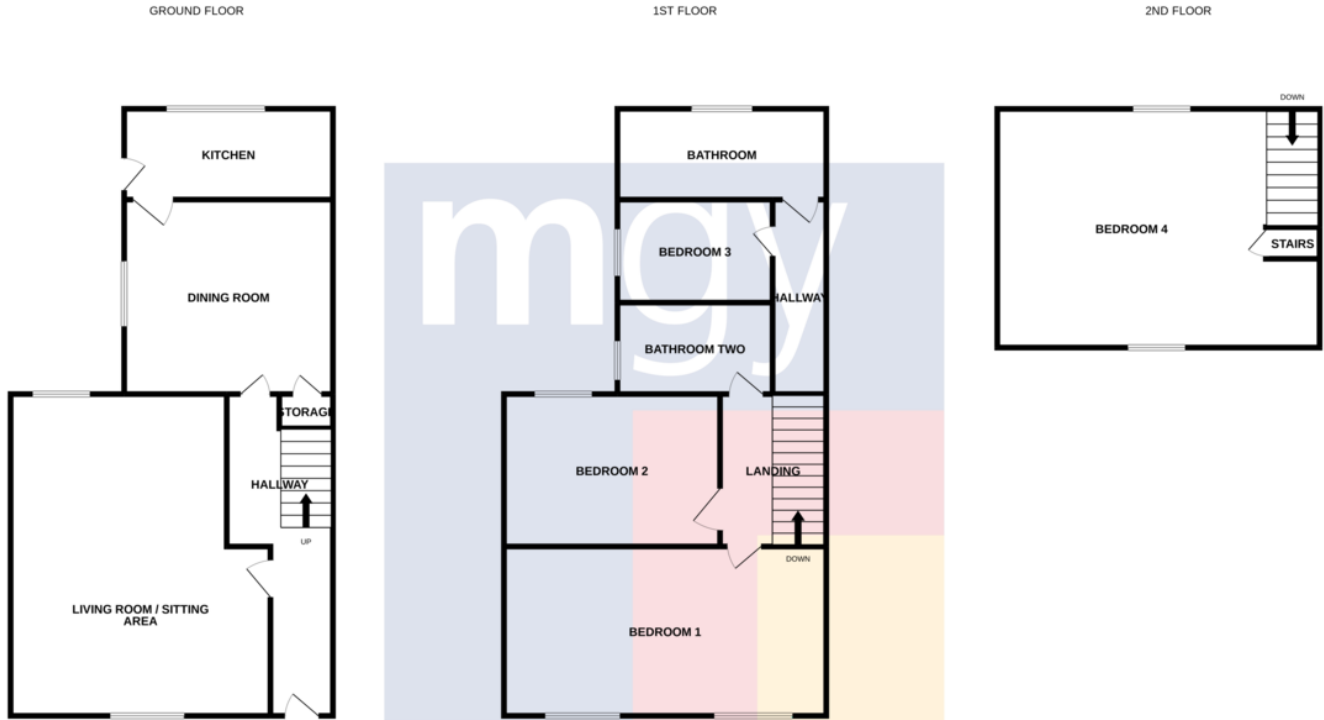
Rear - Original brick walls. Fence border. Lawn area. Side gate giving access to the front of the property.

TENURE

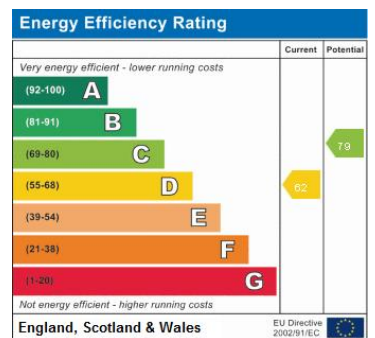
MGY are advised that the property is freehold.



FLOORPLANS



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 Metroplex ©2022



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.