

Fairleigh Road

Pontcanna | Cardiff | CF11 9JU

End Terraced House | Asking Price Of £725,000



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PROPERTY DESCRIPTION

END OF TERRACE HOUSE WITH UNIQUE COACH HOUSE TO REAR MGY are delighted to bring to market this two double bedroom, end of terrace house with an additional detached one-bedroom coach house to the rear. The property is located on the much-favoured Fairleigh Road in the heart of Pontcanna. The accommodation briefly comprises two reception rooms, kitchen/diner, downstairs WC, utility room, two double bedrooms and bathroom. The coach house to the rear comprises open plan living/kitchen space, and one double bedroom with en-suite. This also offers great Air B&B potential. Both the house and coach house have private outside space and are double glazed throughout. *Viewing highly recommended*

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,098 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 through front door via gated front courtyard. Carpet to floor. Coving. Radiator. Pendant light fitting. Power points. Doors to both rooms and kitchen/diner. Stairs rising to first floor with storage beneath.

RECEPTION ONE

13' 1" x 12' 5" (4.0m x 3.79m) Large double glazed bay window to front. Carpet to floor. Feature fire. Storage to alcove. Radiator. Pendant light fitting with additional wall mounted lights. Power points.

RECEPTION TWO

13' 0" x 10' 1" (3.98m x 3.09m) Carpet to floor. Double glazed window to side. Feature fireplace. Radiator. Pendant light fitting. Built in storage to alcove. Power points. Sliding door leading to kitchen/diner.

KITCHEN/DINER

16' 3" x 8' 2" (4.96m x 2.5m) Range of wall, base and drawer units with worktop over incorporating stainless steel sink with drainer

and mixer tap over. Tiled splashbacks. Space for oven and fridge freezer. Tiled flooring. Two large, double-glazed windows to side and rear. Power points. Spotlights and strip light to ceiling. Door leading to rear garden, downstairs WC and utility room.

UTILITY ROOM

9' 3" x 5' 6" (2.83m x 1.70m) Tiled flooring. Walk in mains powered shower. Pendant light fitting. Radiator. Range of base units with worktop over incorporating ceramic sink with hot and cold tap over and space beneath for appliances. Obscure double-glazed window to rear. Power points.

WC

5' 6" x 2' 7" (1.69m x 0.79m) Tiled flooring. WC. Obscure double-glazed window to rear.

FIRST FLOOR

Split level landing. Carpet to floor. Built in storage with hanging and shelving space. Pendant light. Doors to both bedrooms and bathroom.

MASTER BEDROOM

13' 6" x 10' 9" (4.14m x 3.30m) Two double glazed windows to front. Carpet to floor. Built in wardrobes. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

12' 1" x 9' 5" (3.70m x 2.89m) Carpet to floor. Double glazed window to rear. Pendant light fitting. Built in shelving and hanging space to alcove. Power points.

BATHROOM

9' 2" x 8' 10" (2.80m x 2.70m) Part tiled walls. Laminate flooring. Panelled bath with hot and cold tap and mains powered shower over. WC. Pedestal wash hand basin with hot and cold tap over. Radiator. Storage cupboard housing gas boiler. Pendant light fitting.

OUTSIDE

Front - Enclosed front courtyard with tiled path leading to front door. Side gate access.

Rear - Wall border. Access to coach house courtyard through gate.

COACH HOUSE

The coach house is split over two levels and is located to the rear of the main house with a private enclosed courtyard. It would be perfect for Air B&B or as a guest house.

ENTRANCE HALL

Entered via obscure double-glazed front door leading from private courtyard. Tiled flooring. Spotlights to ceiling. Door to open plan living/kitchen space. Stairs rising to first floor.

LIVING/KITCHEN SPACE

15' 8" x 12' 1" (4.80m x 3.70m) Tiled flooring throughout. Range of base and drawer units to kitchen area with round edged worktop over incorporating stainless steel sink with drainer and mixer tap over. Tiled

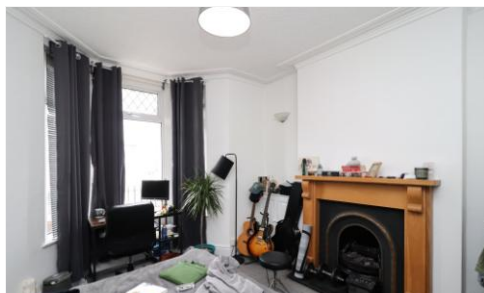
splashbacks. Integrated microwave oven, two ring induction hob and fridge with ice box freezer. Space and plumbing for a washing machine. Pendant light fitting. Bifold doors with built in blinds. Two vertical radiators. Log burner. Power points.

BEDROOM

12' 7" x 11' 5" (3.84m x 3.50m) Carpet to floor. Built in wardrobes. Two Velux windows and additional windows to side. Radiator. Spotlights. Power points. Door to ensuite.

ENSUITE

6' 11" x 2' 9" (2.12m x 0.86m) Fully tiled walls and floor. Vanity wash hand basin with mixer tap over and wall mounted LED mirror above. Walk in electric shower. Extractor fan. WC. Chrome heated towel rail. Spotlights.



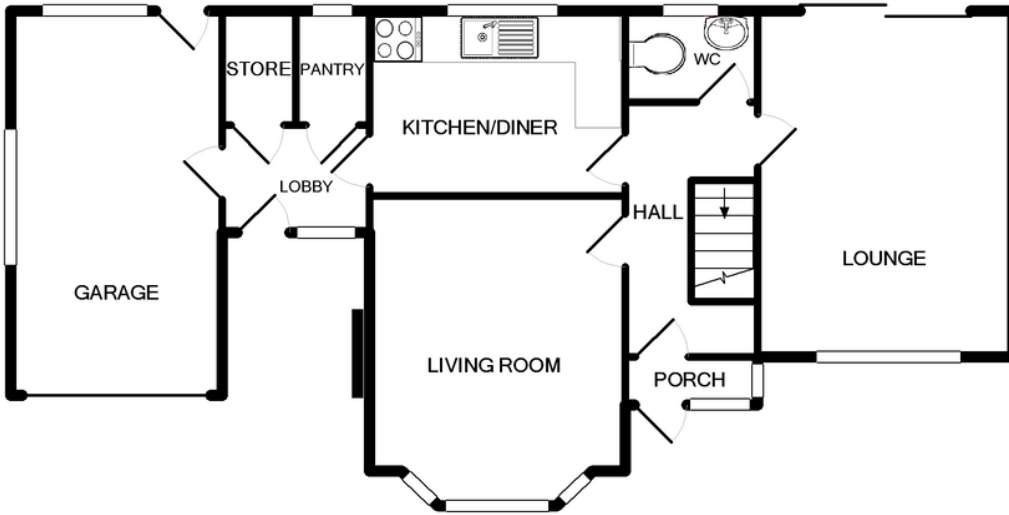


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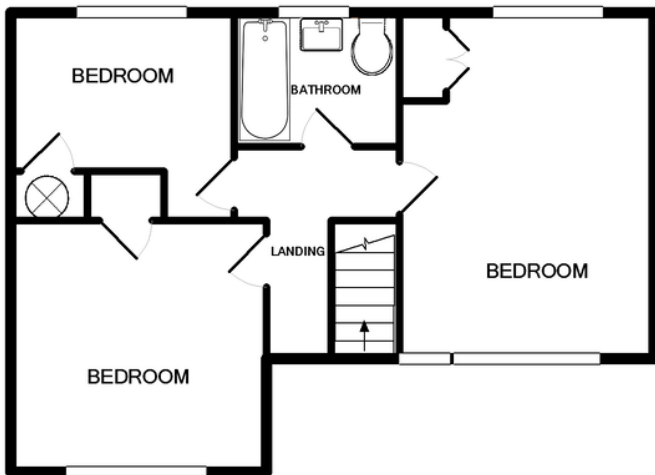
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FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

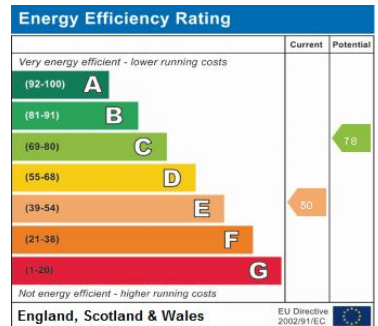


1ST FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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