

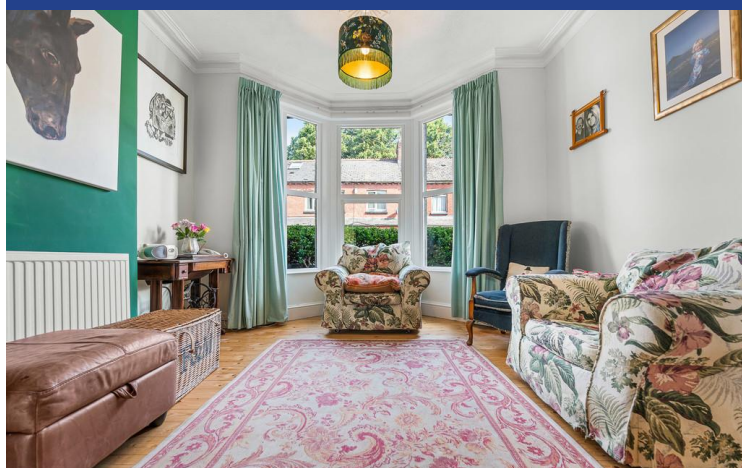
Fairleigh Road,
Pontcanna, Cardiff, CF11 9JT



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Mid Terraced House



Property Description

****SOLD OFF MARKET**RARELY AVAILABLE AND IMMACULATELY PRESENTED*** MGY are delighted to bring to market this spacious, three-storey, three double bedroom, mid-terraced house on the much favoured Fairleigh Road. The accommodation is split over three floors and briefly comprises open plan living space, kitchen/diner to the ground floor, two double bedrooms and bathroom to the first floor, and the third double bedroom to the second floor. The property further benefits from having a south-facing garden, is double glazed throughout and has been maintained to a very high standard as well as obtaining some gorgeous original features.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,152 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via wooden front door with glass insert leading from private front courtyard. Original wooden flooring. Pendant light fitting. Coving to ceiling. Radiator. Cupboard housing utility meters. Under stairs storage. Doors to all rooms. Stairs rising to first floor.

OPEN PLAN LIVING

Double-glazed bay windows to front. Original wooden flooring. Gas fireplace. Coving to ceiling. Pendant light fittings with ceiling rose. TV and Telephone point. Built in storage to alcoves. Radiators. Power points. Double-glazed door leading to rear garden.

KITCHEN/DINER

Fitted kitchen with a range of wall and base units with worktops over incorporating ceramic 1.5 sink with hot and cold tap above. Integrated dishwasher. Space for appliances such as range cooker and fridge freezer. Tiled splashbacks. Power points. Tiled flooring throughout. Spotlights. Window to side. Built in shelving. Step leading down to dining area. Velux window. Large double doors with additional double-glazed door leading into rear garden. Radiators.

FIRST FLOOR

Split level landing. Carpet to floor. Pendant light fitting. Doors leading to two bedrooms and bathroom.

MASTER BEDROOM

Located at the front of the house. Carpet to floor. Two double-glazed windows to front. Feature fireplace. Power points. Coving to ceiling. Pendant light fitting with ceiling rose. Radiator.

BEDROOM TWO

Original wooden flooring. Feature fireplace. Window to rear. Pendant light fitting with ceiling rose. Coving to ceiling. Power points. Radiator.

BATHROOM

Vinyl flooring. Three piece suite comprising pedestal wash hand basin with hot and cold tap over, WC, and large bath with hot and cold tap over. Radiator. Partially tiled walls. Obscure double-glazed window to rear. Spotlights. Loft hatch. Feature fireplace.

SECOND FLOOR

Carpet to floor. Velux window. Spotlights.

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BEDROOM THREE

Laminate flooring. Two large Velux windows. Double-glazed French doors leading to Juliet balcony. Built in storage to alcoves. Spotlights. Built in storage cupboard. Power points. Radiator.

OUTSIDE

Front - Enclosed front courtyard with pathway leading to front door.

Rear - Laid to patio. South facing. Flower beds. Fenced border.

TENURE

MGY are advised that the property is FREEHOLD.

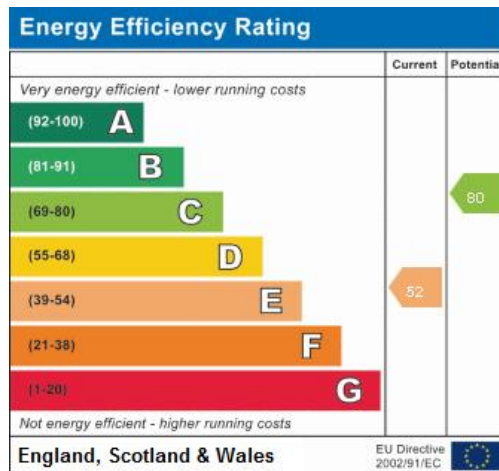
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