

Fairleigh Mews,

Fairleigh Road, Pontcanna, CF11 9FR



Estate Agents and
Chartered Surveyors

Asking Price Of

£249,950



Ground Floor Apartment



Property Description

****NO CHAIN* *RARELY AVAILABLE**** MGY are delighted to bring to market this spacious, one double bedroom, ground floor apartment on the much favoured Fairleigh Road. The recently modernised ground floor apartment is perfectly located looking onto Llandaff fields and a short walk to Pontcanna's variety of amenities. The apartment comprises of entrance hallway, modern fitted kitchen, lounge, bathroom and double bedroom. The property further benefits from having off road parking, private courtyard with direct views across Llandaff Fields and is double glazed throughout as well as obtaining some gorgeous original features.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 424 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

Accessed through uPVC front door with obscure glass insert leading from private front courtyard. Wooden effect vinyl flooring. Dado rail. Coving to ceiling. Pendant light fitting. Doors to lounge/diner, kitchen, bedroom and bathroom. Radiator and PowerPoints.

LOUNGE / DINER

12' 11" x 11' 5" (3.95m x 3.49m)
Entered via wooden panelled door from entrance hallway. Large double glazed bay window to front aspect. Carpet. Pendant light fitting to ceiling. Coving. uPVC door leading to private courtyard. Radiator. PowerPoints and TV point.

KITCHEN

11' 3" x 6' 11" (3.45m x 2.12m)
Modern fitted kitchen with a range of white wall and base units across three walls, with round edged worktops over incorporating ceramic 1.5 sink with mixer tap over. Integrated fridge freezer. Integrated electric oven with four ring gas hob and stainless steel extractor above. Integrated dishwasher. uPVC double glazed window to front aspect. Partly tiled walls. Wooden effect vinyl flooring. Coving. Wall mounted Boiler. Pendant light fitting. Plumbing for washing machine. Extractor. Radiator and PowerPoints.

BEDROOM

12' 1" x 9' 10" (3.69m x 3.00m)
Double bedroom with large uPVC window to side aspect. Carpet. Coving. Pendant light fitting. Radiator and PowerPoints.

BATHROOM

10" x 4' 6" (2.70m x 1.39m)
Modern suite comprising: low level WC, pedestal wash hand basin with mixer tap, panelled bath with hot and cold tap over plus electric shower fitting with glass door to side. Tiled flooring. Tiled walls. Pendant light fitting. Extractor. Heated towel rail.

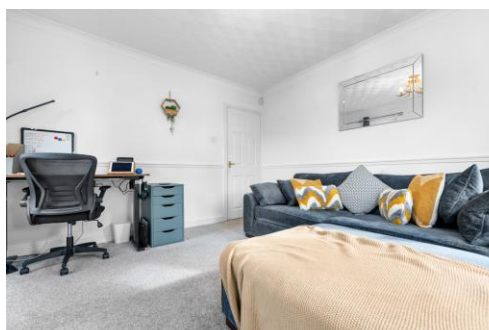
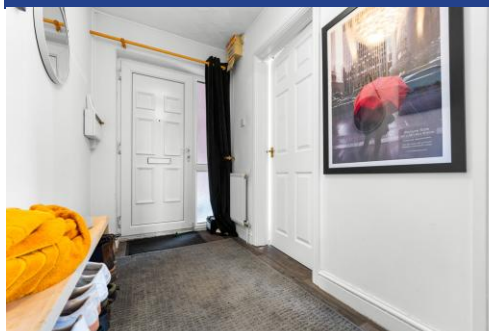
OUTSIDE

Private courtyard with direct views across Llandaff Fields leading from the lounge/diner.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2019. Service charges of £450 per annum. No ground rent.

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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Pontcanna 02920 397152

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