



CROSSWAYS HOUSE,  
FAIRWATER ROAD  
LLANDAFF  
CARDIFF CF5 2LD

ASKING PRICE OF

**£149,950**



TOP FLOOR APARTMENT



**1**



**1**



**1**



**1**

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 570 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\*INCREDIBLE OPPORTUNITY IN THE HEART OF LLANDAFF\*\*** MGY are delighted to bring to market this top floor, one bedroom apartment in the sought after area of Llandaff within walking distance to well regarded schools, Llandaff Village, the Cathedral and Llandaff Fields. The accommodation briefly comprises of an entrance hallway, with a good size bedroom, a well appointed modern shower room, spacious lounge leading to separate kitchen area. \*Viewing highly recommended\*

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Laminate wood effect flooring. Single glazed sash window to rear aspect with secondary glazing. Doors to all rooms and storage cupboard housing hot water tank. Wall mounted door entry system. Electric heater. Pendant light fitting. PowerPoints.

#### **LIVING ROOM**

12' 5" x 13' 8" (3.81m x 4.17m)  
Laminate wood effect flooring. Two electric heaters. Single glazed sash window to front aspect with secondary glazing. Feature fireplace with mantle surround. Pendant light fitting. PowerPoints.

#### **KITCHEN**

6' 7" x 6' 9" (2.01m x 2.06m)  
Range of wall, base and drawer units with worktops over across three walls, incorporating stainless steel 1.5 sink and drainer with mixer tap over and freestanding gas hob and oven beneath. Vinyl flooring. Tiled splashbacks. Appliances such as fridge/freezer and washing machine. Velux window. Pendant light fitting. PowerPoints.

#### **BEDROOM**

12' 2" x 10' 0" (3.71m x 3.07m)  
Double bedroom. Laminate wood effect flooring. Single glazed sash window to front aspect with secondary glazing. Two electric heaters. Wall mounted clothes rail. Pendant light fitting. PowerPoints.

#### **BATHROOM**

Modern suite comprising: Walk in tiled corner double shower cubicle, with glass door and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Vinyl flooring. Extractor fan. Heated towel rail. Velux window.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 94 years on the lease. Service charges of approx. £1,977 per annum. Ground rent £100 per annum.

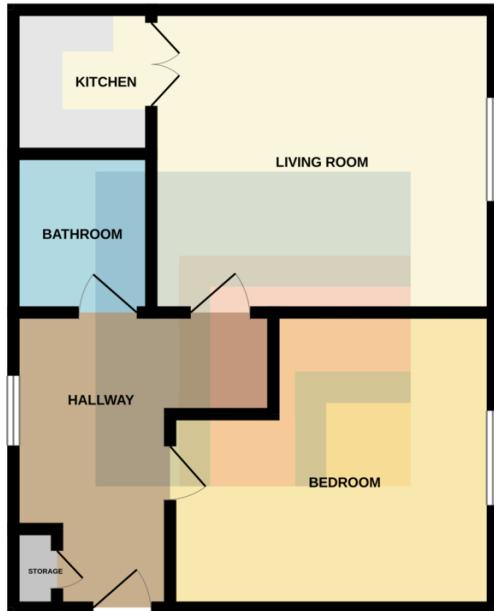


**M G Y . C O . U K**

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and no responsibility will be accepted 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 condition or working order can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



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