

Fairwood Road

Llandaff, Cardiff CF5 3QL



- First Floor Maisonette
- Two Double Bedrooms

- Lounge/Diner
- Recently Fitted Kitchen

- Bathroom Suite
- Private Garden & Garage

A tastefully presented first floor apartment placed in the cul de sac street on the cusp of Llandaff. Offering a private enclosed rear garden this property will sure to be popular.

Offering a recently fitted kitchen, lounge/diner, two double bedrooms and bathroom. Further benefiting from pvc double glazing and is placed within close proximity to local shops, cafés and amenities along with public transport links to Cardiff city centre.

Entrance Hall

Stairs rising from communal court yard. Hall is entered via upvc double obscure glazed front door, electric wall mounted heater, tiled flooring, cupboard housing utility meters, doors to all rooms.

Kitchen 7'06 x 9'02 (2.29m x 2.79m)

Fitted with a modern range of wall and base units with work tops over, four ring electric hob with electric oven beneath, single bowl stainless steel sink and drainer with mixer tap, space and plumbing for washing machine or dishwasher/tumble dryer, space for fridge/freezer, part tiled walls, chrome power points, wood effect flooring, double glazed window to the rear.

Bathroom

Fitted with a three piece suite in white comprising panelled bath with Triton electric shower over, low level w.c and wash hand basin, airing cupboard housing the hot water cylinder and slatted shelving, part tiled walls and tiled flooring, double obscure glazed window to the side.

Lounge/Diner 15'04 to recess x 12'09 (4.67m to recess x 3.89m)

Double glazed window to the rear, electric storage heater, power points, TV point, electric fireplace and surround, loft hatch, door to :-

Inner Lobby

Bedroom One 15'04 x 10'10 max to recess (4.67m x 3.30m max to recess)

Double glazed window to the rear, electric storage heater, power points, built in wardrobe with hanging rail and storage.

Bedroom Two 12'04 x 9'07 to recess (3.76m x 2.92m to recess)

Double glazed window to the rear, electric storage heater, power points, built in wardrobe with hanging rail and shelving.



Private Garden

A private rear garden which is enclosed by timber fence, mainly laid to lawn, borders of stone chippings, flowers and shrubs.

Garage

A single garage with an up and over door.

Communal Area

Communal area with washing line.

Tenure

We have been advised by the seller that the property is leasehold The term of lease is 75 years remaining. Ground rent & service charges £380 for the year. Building insurance is £500 approx a year