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**MR HOMES**  
SALES & LETTINGS



Fairwood Road  
Llandaff  
Cardiff

Guide Price £135,000 to £145,000 Leasehold

# Fairwood Road Llandaff, Cardiff, CF5 3QF

## Overview

- NO CHAIN!!!
- MOVE STRAIGHT IN
- MODERNISED THROUGHOUT
- 2-BED 1st FLOOR FLAT
- MODERN KITCHEN
- MODERN BATHROOM
- SPACIOUS LOUNGE
- FANTASTIC POSITION
- uPVC D/G & GAS C/H with COMBI-BOILER
- LEASEHOLD - 80 Yrs Approx.



**NO CHAIN!!!** A MODERN & IMMACULATE SPACIOUS 1st FLOOR FLAT - MOVE STRAIGHT IN - EXTREMELY SOUGHT AFTER PROPERTIES - THIS FLAT IS VERY WELL POSITIONED - MODERN KITCHEN - MODERN BATHROOM - SPACIOUS LOUNGE with OPEN FIREPLACE - 2x DOUBLE BEDROOMS with FITTED WARDROBES - LARGE & ENCLOSED COURTYARD - FRONT GARDEN with LAWN - LEASEHOLD 80 Yrs Approx.



**MR HOMES** are very pleased to Offer **FOR SALE** this 2-Bedroom 1st Floor Flat, comprising in brief; Entrance Hallway, Lounge, Kitchen, Bathroom, Mid-Hallway & 2x Double Bedrooms. 3x Windows Overlook the Green. uPVC Double Glazing Windows & the Property has a Hive Smart Thermostat, Gas Central Heating powered by an Ideal HEATING Logic Combi 2 c24 Combi-Boiler (Fitted December 2022 as advised by Vendor).

EPC Rating = C. Council Tax Band = C.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK).

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**Entrance Hallway**

8' 3" x 3' 0" (2.51m x 0.91m)

Enter via uPVC Half-Glazed & Obscured D/g Door, Laminate Flooring, Wall Cupboard housing Electric RCD Consumer Unit. Doors to; Kitchen, Bathroom & Lounge.

**Lounge**

15' 5" max x 14' 4" (4.70m x 4.37m)

Laminate Flooring, Open-Fireplace, Double Panel Radiator, Coving to Ceiling, uPVC D/g Window overlooking the Green. Wall Mounted HIVE Smart Thermostat, Door to Storage Cupboard with Fixed Shelving and a Single Panel Radiator. Hatch to Insulated & Partially Boarded Loft.

**Kitchen**

9' 1" x 7' 5" (2.77m x 2.26m)

Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Inset Spots to Wall Cupboards, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window overlooking the Green, Fan Assisted Electric Oven, 5x Ring Gas Hob, Extractor Hood Over, Plumbed for Washing Machine, Space for Tall Fridge Freezer, Single Panel Radiator. Ideal HEATING Logic Combi 2 c24 Combi-Boiler housed in Wall Cupboard (fitted December 2022)

**Bathroom**

7' 7" x 4' 11" (2.31m x 1.50m)

Panel Bath with Mixer Tap & Mixer Shower Over, Folding Glass Shower Screen, Wash hand Basin with Mixer Tap & Close-Coupled W.c to Vanity Unit, Bathroom Cabinet & Mirror with Inset Spotlights, uPVC Obscured D/g Window to Side. Inset Spotlights to Ceiling. Fully Tiled Walls.

**Mid-Hallway**

7' 10" x 2' 8" (2.39m x 0.81m)

Laminate Flooring, Coving to Ceiling, Doors to Bedrooms 1 & 2.

**Bedroom 1**

15' 5" x 10' 11" max (4.70m x 3.32m)

Vinyl Floor Tiles, uPVC D/g Window overlooking the Green, Double Panel Radiator, 2x Doors to Fitted Cupboards with Hanging Rails & Cupboards Over.

**Bedroom 2**

12' 6" x 9' 10" (3.81m x 2.99m)

Laminate Flooring, uPVC D/g Window overlooking the Green, Single Panel Radiator, Coving to Ceiling. Doors to Fitted Cupboard with Hanging Rail & Cupboard Over. Custom Fitted Drawers with Dresser Over and Fixed Shelving Above.

**Front Garden - Laid to Lawn**

Large Courtyard which is Enclosed & Gated.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

Homes House,  
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