

Fairleigh Road

PONTCANNA, CF11 9JW

OFFERS OVER £535,000

Hern &
Crabtree



Fairleigh Road

Rarely available, renovated and refurbished family home in the heart of Pontcanna & no onward chain!

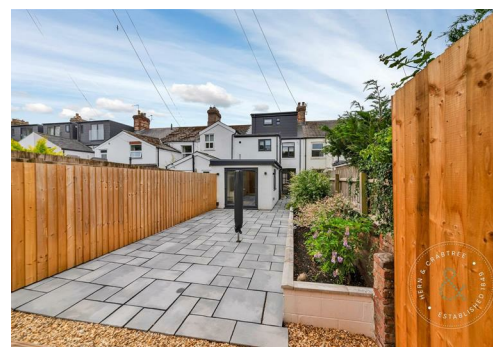
Situated in the highly sought after area of Pontcanna, Cardiff, this beautifully renovated mid-terrace house on Fairleigh Road offers a perfect blend of modern living. With four refurbished bedrooms, including a master suite complete with an en suite bathroom and dressing area, this property is ideal for families or those seeking extra space.

The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining. The recent renovations have enhanced the property, ensuring it meets the needs of contemporary living while retaining its character.

Step outside to discover a landscaped garden, a delightful outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. The garden adds a touch of tranquillity to the home, making it a wonderful retreat from the hustle and bustle of daily life.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is an excellent opportunity for buyers looking to settle into a vibrant community without the usual delays associated with property transactions.

In summary, this mid-terrace house on Fairleigh Road is a rare find in a desirable location, offering generous living space, modern amenities, and a lovely garden. It is a perfect choice for those looking to make a new home in the heart of Cardiff.



1247.00 sq ft

Reception Hall

A brand new composite front door with glazed panels provide access to a well presented reception hallway.

Featuring a contemporary style vertical radiator. Panelling to walls. Meter cupboard. Light oak vinyl flooring. Staircase rising to the first floor with newel posts and spindles. Door to the ground floor cloakroom. Smooth plastered ceiling. Two ceiling light points. Door to the living room and doors to the open plan kitchen/ dining room.

Cloakroom

A newly fitted two piece suite in white comprising: low level WC and wall hung wash hand basin with tiled splashback. Feature flooring. Extractor. Smooth plastered ceiling.

Living room

12'1" x 11'5"

A beautifully presented, light reception area with double glazed bay window to the front elevation with stylish plantation shutters. Feature fireplace, ideal for free standing electric fire. Alcove with fitted storage cupboard and shelving. Smooth plastered ceiling. Ceiling light point. Open plan to:

Dining area

11'2" x 9'8"

Double glazed, double opening french doors to the rear elevation giving access to the landscaped garden. Built in cupboards and shelving to alcoves, providing good storage facilities. Smooth plastered ceiling. Ceiling light point. Contemporary vertical style radiator.

Kitchen/ sitting room

24'5" x 8'4"

A newly fitted kitchen, which offers a great space for relaxing and entertaining.

The kitchen comprises of a range of matching wall and base units with navy panelled doors and complementary white work surfaces over. Integrated fridge freezer. Integrated dishwasher. Built in double ovens with integral microwave oven also included and five ring gas hob with cooker hood over. Space and plumbing for washing machine and tumble dryer. Walls are part tiled. Feature flooring. Breakfast bar style unit with space for stools. Access to:

Sitting area

Double glazed window to the side elevation and double glazed, double opening french doors to the rear elevation giving access to the landscaped rear garden. Continuation of feature flooring. Contemporary vertical style radiator. Smooth plastered ceiling. Spotlights to the ceiling.

Landing

A split level landing. Radiator. Smooth plastered ceiling. Staircase rising to the second floor. Smoke detector. Doors to all bedrooms and bathroom.

Bedroom two

11'11" x 9'8"

Double glazed window to the rear elevation with aspect to the garden. Radiator. Smooth plastered ceiling. Two sets of double wardrobes set into alcoves offering storage facilities.

Bedroom three

10'8" x 9'11"

Double glazed window to the front elevation. Smooth plastered ceiling. Panelled radiator. Fitted wardrobes.

Bedroom four

7'3" x 5'4"

Double glazed window to the front elevation. Radiator. Smooth plastered ceiling.

Bathroom

10'2" x 8'7"

A spacious family bathroom. Featuring a four piece suite comprising: panelled bath, walk in shower cubicle with glass screen, wash hand basin and close coupled WC. Walls are part tiled. Double glazed window to the rear elevation. Cupboard housing gas central heating boiler. Extractor. Heated towel radiator. Smooth plastered ceiling. Spotlights to the ceiling.

Landing

Small landing area. Smooth plastered ceiling. Door to:

Bedroom one

15'8" x 10'10"

A master bedroom suite comprising of a bed area, dressing area and en suite shower room.

Smooth plastered ceiling. Spotlights to the ceiling. Radiator. Skylight window. Double glazed window to the rear elevation. Dressing area has triple fitted wardrobes offering good storage facilities. Under eaves storage. Door to:

En suite shower room

6' x 4'4"

A newly fitted shower room with a three piece suite in white comprising: fitted shower cubicle with mains pressure shower, wash hand basin with storage and WC. Walls are part tiled. Heated towel radiator. Extractor. Double glazed obscure window.

Outside front

To the front of the property is an enclosed fore court with dwarf walling and gate giving pedestrian access to the property.

Outside rear

The rear garden is of good size and enclosed by walling and timber fencing. The garden is mainly block paved. Raised flower beds. Decked sun terrace ideal for garden furniture.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating E.

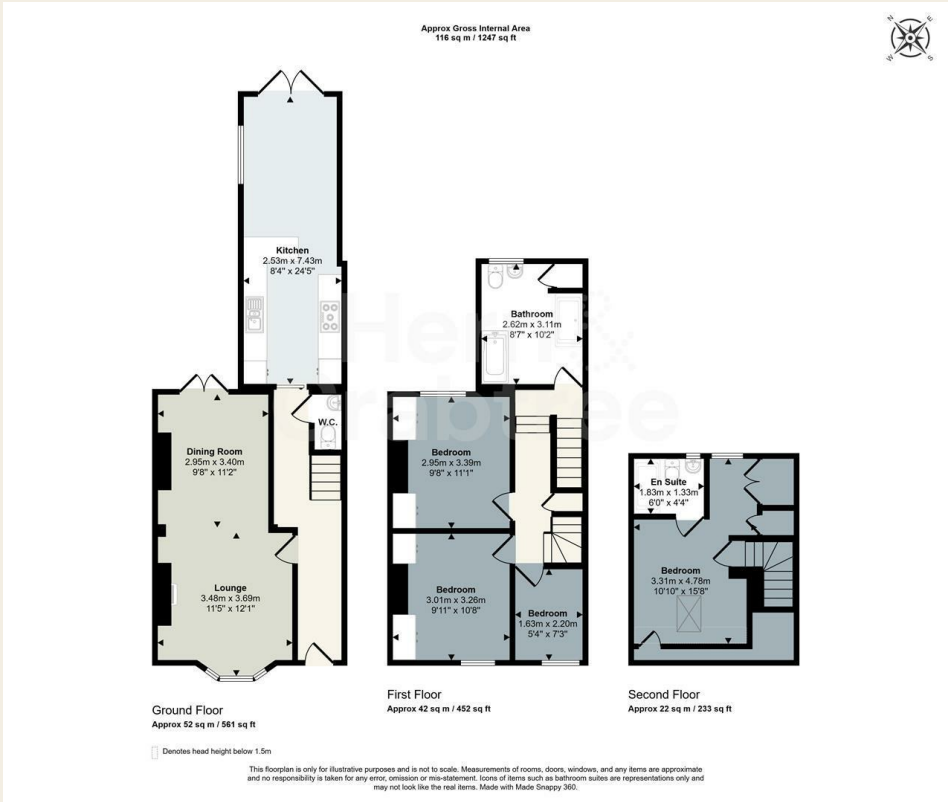
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	40
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

