



Fairleigh Road

| Pontcanna | Cardiff | CF11 9JW

<https://www.hern-crabtree.co.uk>

An outstanding opportunity to secure a chain-free house in the centre of Pontcanna boasting a lovely garden and garage. This substantial family home is well placed between Llandaff Fields and the plentiful shops, coffee shops, and boutiques of fashionable Pontcanna. Accommodation is ready to transform into a stunning home and is priced to allow for upgrading. Entrance hall, bay fronted front room, dining room, kitchen, two first floor bedrooms plus a family bathroom. A small garden sits to the front, a lovely enclosed garden to the rear, and the property also boasts a good-sized outhouse.

# FAIRLEIGH ROAD

Offers Over £350,000



## Entrance Hallway

Entered via door to front into hallway with dado rail, night storage heater, stairs to the first floor. Vinyl floor, electric meters.

## Living Room

13'0 max x 11'10

Bay window to the front, fireplace, cupboards to the alcoves, night storage heater.

## Dining Room

11'6 max x 9'6 max

Window to the rear aspect, traditional cast iron fireplace and stove. Night storage heater.

## Kitchen

9'0 max x 10'4 max

Window to the side, stainless steel sink and drainer, pantry cupboard, night storage heater. Door to the garden.

## First Floor

Stairs rise up from the entrance hall.

## Landing

Banister, loft access hatch (small) linen cupboard.

## Dressing Room/ Office

5'11 x 11'11

Window to the front, fitted wardrobe.

## Bedroom One

11'1 max x 9'8 max

Window to the front, traditional fireplace. Please note bedroom one and the dressing room/ office could be knocked back into one room as previously.

## Bedroom Two

9'8 x 11'2

Window to the rear, feature fireplace.

## Bathroom

9'6 x 10'4

Window to the rear, bath, WC, wash hand basin.

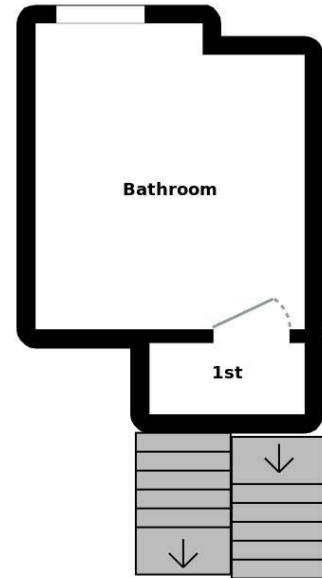
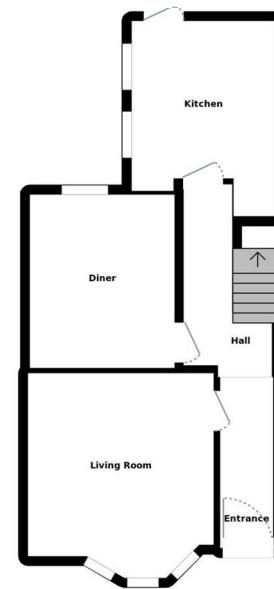
## Outside

### Front

Front forecourt garden.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



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	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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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.

**Hern & Crabtree**