

# Fairleigh Road

CARDIFF, CF11 9JT

GUIDE PRICE £560,000

Hern &  
Crabtree





# Fairleigh Road

A rare find on one of Pontcanna's most desirable streets – this four-bedroom home on Fairleigh Road combines timeless character with flawless, modern design. From the first step inside, this property impresses. Extended and reimagined for modern living. Light pours through large sash-style windows and every inch of the home has been finished to an exceptional standard.

The welcoming entrance hall leads to a light-filled living room with a cast iron log burner stove and bay window, followed by a separate sitting room. To the rear, the heart of the home reveals itself: a beautifully extended open-plan kitchen and dining space complete with bespoke cabinetry, generous island, and bi-folding doors that open effortlessly onto a landscaped garden – perfect for entertaining or enjoying calm weekend mornings. A separate utility room and a stylish cloakroom complete the ground floor.

Upstairs, the first floor hosts three generous bedrooms, including a lovely en suite in the principal bedroom, along with a sleek family bathroom. The second floor boasts a spacious fourth bedroom – ideal as a guest suite, home office or teenage retreat.

Fairleigh Road puts Llandaff Fields quite literally on your doorstep – ideal for morning runs, dog walks or weekend picnics. Just around the corner, independent cafés, bakeries, boutiques and restaurants offer a true village feel in the heart of the city. Chapter Arts Centre, excellent schools, and Cardiff city centre are all within easy reach.



**1605.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall with wrought iron gate.

#### Hallway

Enter via a double glazed hardwood door to the front elevation. Dado rail. Radiator. Tiled flooring. Stairs rise up to the first floor. Understairs storage alcove.

#### Living Room

13'11" max x 12'10" max

Double glazed bay sash window to the front elevation with fitted half rise plantation shutters. Log burner stove with tiled hearth. Fitted storage cupboards into alcoves. Radiator. Wooden flooring.

#### Sitting Room

13'9" max x 10'1" max

Fitted storage and shelving into alcoves. Porcelain tile flooring. Underfloor heating.

#### Kitchen/Diner

18'8" max x 16'2" max

Double glazed bi-folding doors leading out to the rear garden. Double glazed skylight windows. Wall and base units with worktops over. Integrated one and half bowl sink and drainer with Quooker, boiler water, mixer tap. Integrated four ring induction hob with cooker hood over. Integrated double oven and grill. Integrated fridge freezer. Kitchen island with storage and seating. Porcelain tile flooring. Underfloor heating. Squared off archway to the sitting room. Door leading to:

#### Utility

4'10" max x 4'7" max

Wooden worktop and wall units. Plumbing for washing machine. Space for further appliance. Extractor fan. Porcelain tile flooring.

#### Cloakroom

W/C and wash hand basin with tiled splashback. Tiled flooring.

#### Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail.

Fitted linen cupboard. Stairs rise up to the second floor landing.

#### Bedroom Two

16'1" max x 10'9" max

Two double glazed sash windows to the front elevation with fitted half rise plantation shutters. Fitted wardrobes. Radiator. Door leading to:

#### En Suite

6'1" max x 5'2" max

W/C and wash hand basin. Shower quadrant with fitted shower and glass sliding doors. Tiled walls. Porcelain tile flooring. Heated towel rail. Extractor fan. Underfloor heating.

#### Bedroom Three

11'0" max x 10'0" max

Double glazed window to the rear elevation. Fitted wardrobe. Radiator.

#### Bedroom Four

12'4" max x 7'6" max

Double glazed windows to the side and rear elevation. Radiator. Rear loft access hatch.

#### Bathroom

8'8" max x 6'0" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Heated towel rail. Extractor fan. Part tiled walls. Porcelain tile flooring.

#### Second Floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Dog-leg staircase. Double glazed skylight window. Door leading to:

#### Bedroom One

18'4" max x 14'11" max

Double glazed window to the rear elevation. Double glazed skylight windows. Fitted storage cupboard with concealed gas combination boiler. Storage into eaves. Radiator.

#### Garden

Enclosed rear garden. Paved patio. Astro turf lawn. Raised flower borders with mature shrubs. Timber frame storage shed. Timber frame bike shed. Outside light.

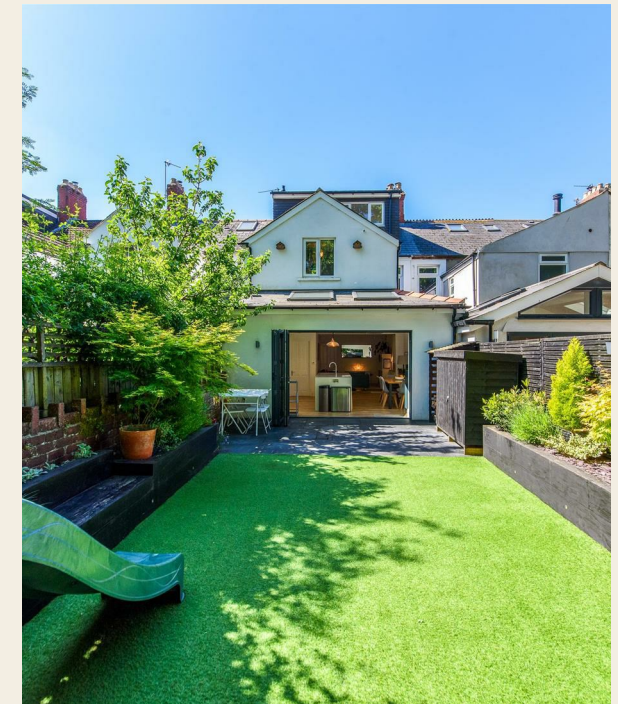
#### Additional Information

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

#### Disclaimer

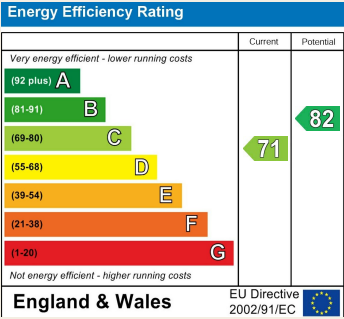
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