

# 2 Fairwater Road

LLANDAFF, CARDIFF, CF5 2LD

GUIDE PRICE £149,950

Hern &  
Crabtree





## 2 Fairwater Road

No Chain. Situated within Llandaff's highly sought-after conservation area, this charming ground floor apartment is set in an attractive period building just moments from the historic Llandaff Village.

Beautifully presented, the property offers a welcoming communal entrance leading to a private hallway, a spacious double bedroom, a bright and airy lounge/dining room, a modern fitted kitchen, and a well-appointed bathroom.

The apartment benefits from elegant sash windows that provide excellent natural light throughout, along with electric heating and the added bonus of a private courtyard garden—perfect for relaxing or entertaining.

Llandaff Village boasts a variety of independent shops, cafés, restaurants, and local amenities, while excellent public transport links provide easy access to Cardiff city centre. The property also benefits from convenient access to the A48 and M4, making it ideal for commuters.

With an achievable rental income of approximately £850 per calendar month, this property represents an excellent investment opportunity or a perfect first-time purchase.

Early internal viewing is highly recommended.



# 422.00 sq ft

## Communal Entrance

Entered via a communal entrance with intercom entry system leading to the ground floor apartment.

## Entrance Hall

Hallway with laminate flooring, wall mounted unit, built in storage and electric radiator. Steps lead up to the main living accommodation. Intercom phone system. Access to bedroom and shower room.

## Open Plan Living, Dining Room & Kitchen

A bright open plan kitchen, living and dining space with wood sash windows fitted with plantation shutters allowing for excellent natural light. Wood laminate flooring and electric radiator. The kitchen is fitted with a range of wall and base units with worktops over, integrated oven, four ring electric hob with cooker hood above, ceramic sink, tiled splash backs and tiled flooring to the kitchen area. Space for fridge, freezer and washing machine. A half wall has been removed to create a more open feel between the kitchen and living space. The hot water immersion tank for the kitchen is located in the cupboard beneath the sink.

## Bedroom

Double bedroom with wood sash window fitted with plantation shutters, wood laminate flooring and electric radiator.

## Shower Room

Fitted with a double shower with electric shower and glass screen, wash hand basin with vanity storage, WC, recessed shelving for toiletries, heated towel rail, shaver point, extractor fan and tiled flooring.

## Outside

Stone chipped area, small space for table and chairs

## Tenure and charges

The property is leasehold. Western Permenent Property.

93 Years remaining

Annual £100 (ground rent contracted to remain under £150 until end of leasehold period)

Service and Maintenance Charges - £2197.24 annually, or £183.10 monthly

## Additional Information

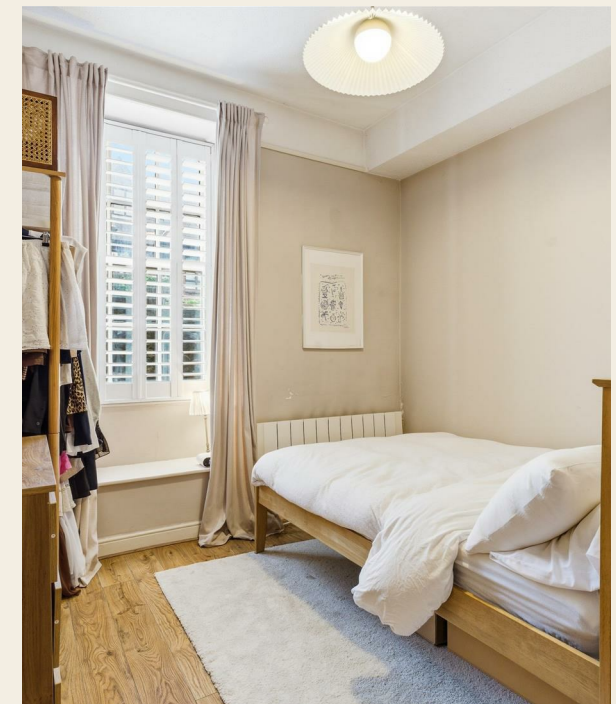
Council Tax - D

Epc - D

## Disclaimer

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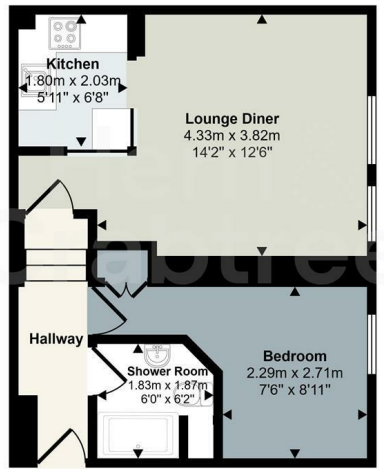
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





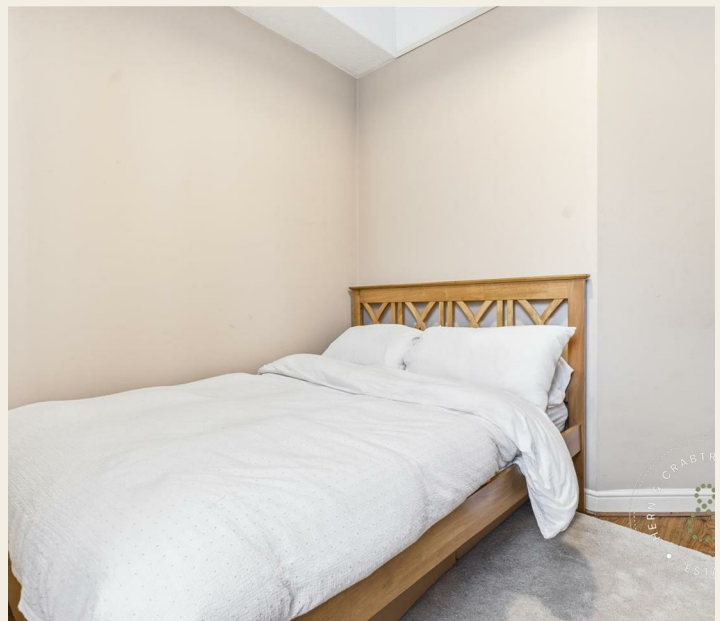
Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area  
39 sq m / 422 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 59      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



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