



## Fairwood Road, guide price £150,000

- GUIDE PRICE £150,000 - £160,000
- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- CLOSE TO LOCAL BUS STOPS AND TRANSPORT LINKS
- WALKING DISTANCE TO FAIRWATER AND DANESCOURT TRAIN STATION
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS





## About the property

A two bedroom first floor maisonette in Fairwood Road, Llandaff. A spacious home situated in a sought after location tucked away from passing traffic yet only minutes away from local amenities along Pwllmelin Road and St Fagans Road. The property offers two double bedrooms, spacious living area, family bathroom and a modern fitted kitchen. The property further benefits from being near Llandaff Village home to many local shops, restaurants, bus stops and is within walking distance to Danescourt train station. The property is also within easy commute to the A48, M4 and A4232.

## Accommodation

### Entrance Hall

Wooden door to lounge. electric radiator. laminate flooring. UPVC Double glazed door to enter.

### Lounge

15' 4" x 12' 9" ( 4.67m x 3.89m )

Electric radiator. laminate flooring. UPVC Double glazed window to front, chimney breast, access to bedrooms.



## Kitchen

Tiled flooring. matching wall and base units. stainless steel sink with mixer tap and drainer. UPVC double glazed window to front. heat resistant work surface. Tiled walls, space for washing machine and fridge freezer. Built in low level oven, electric hob with overhead extractor fan. Storage cupboard.

## Bathroom

Fully tiled walls, fully tiled floor, wash hand basin vanity unit, low level WC paneled bath with overhead shower. UPVC double glazed frosted window to side.

## Bedroom 1

15' 4" x 10' 8" ( 4.67m x 3.25m )

UPVC double glazed window to front. Built in storage cupboard. Laminate flooring, wall mounted electric radiator.

## Bedroom 2

12' 4" x 7' 9" ( 3.76m x 2.36m )

laminate flooring, two built in wardrobes. UPVC double window to front. Wall mounted electric radiator.

## Tenure

The vendor has made us aware that there is 108 years remaining on the lease.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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