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CARDIFF VALE CAERPHILLY BRISTOL



Fairleigh Road

PONTCANNA



A property packed with potential.

Comments by Mr Ross Hooper-Nash



Property Specialist

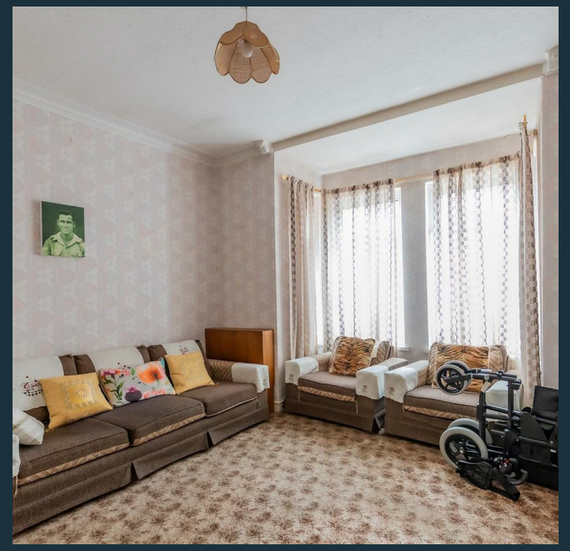
Mr Ross Hooper-Nash

Director

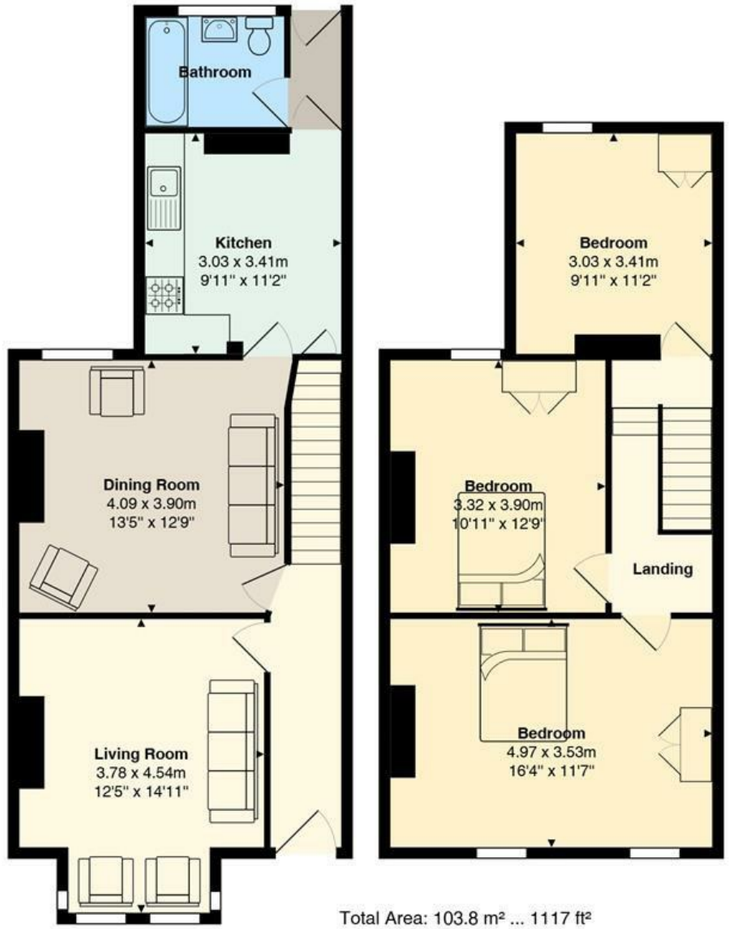
ross@jeffreyross.co.uk

Perfectly positioned close to a variety of amenities & parkland.

Comments by the Homeowner



Fairleigh Road



Total Area: 103.8 m² ... 1117 ft²

All measurements are approximate and for display purposes only









Fairleigh Road

Pontcanna, Cardiff, CF11 9JT

Offers In Excess Of

£435,000

3 Bedroom(s) | 1 Bathroom(s) | 1117.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Located on the sought-after Fairleigh Road in Cardiff, this mid-terrace house offers an excellent opportunity for buyers looking to refurbish a property and add value. Positioned towards the park end of the road, the property enjoys a popular residential setting with convenient access to local Pontcanna amenities, transport links and nearby green spaces.

The accommodation comprises three double bedrooms, two reception rooms including a bay-fronted lounge, fitted kitchen, ground floor bathroom and an enclosed rear garden.

Requiring full refurbishment throughout, the property has been priced accordingly and presents an ideal project for anyone looking to create and personalise a home to their own taste.





Hall

Lounge 14'10" into bay x 12'4" (4.54m into bay x 3.78m)

Dining Room 13'5" x 12'9" (4.09m x 3.90m)

Kitchen 11'2" x 9'11" (3.41m x 3.03m)

Ground Floor Bathroom

Landing

Bedroom 16'3" x 11'6" (4.97m x 3.53m)

Bedroom 12'9" x 10'10" (3.90m x 3.32)

Bedroom 11'2" x 9'11" (3.41m x 3.03m)

Rear Garden

EPC

RATING TBC

Council Tax

BAND F

Tenure

Freehold. This is to be confirmed by your legal representative.

School Catchment

My English medium primary catchment area is Severn Primary School

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Pencae

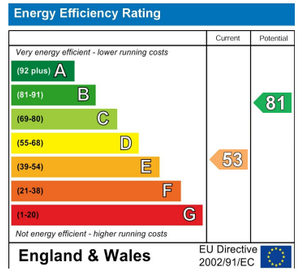
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf










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
53
81
England & Wales
EU Directive 2002/91/EC



