FOR SALE

Offers in the Region Of £450,000 Freehold



Fairwood Road, Llandaff, Cardiff. CF5 3QF

- NO CHAIN - 4-BED DETACHED BUNGALOW
- UNIQUE OPPORTUNITY with *DEVELOPMENT POTENTIAL *Subject to Planning Permission
- WRAP AROUND GARDENS & AN ENCLOSED REAR GARDEN
- 2x SEPARATE VEHICLE ACCESS POINTS (FRONT & REAR)
- OVER 1292.00 SQ FT
- 24ft APPROX. LIVING/DINING ROOM
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES
- CLOSE TO FAIRWATER TRAIN STATION
- EXCELLENT SCHOOL CATCHMENT
- TENURE: FREEHOLD.

Mr Homes Estate Agents
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PROPERTY DESCRIPTION

A unique opportunity to purchase this four double bedroom Bungalow situated on a large plot with two entrances. Located in a highly desirable area close to Llandaff Village with a variety of amenities for all ages including excellent schools & nurseries, community spaces, a variety of shops and eating places, GP surgeries, parks and Llandaff cathedral. Excellent Transport Links

Accommodation comprises; entrance hall, kitchen, pantry, living/dining room, four double bedrooms and a family bathroom. Well maintained gardens.

There are regular bus/train services, the property is 13 mins from the City Centre by train. There is easy access to the M4 motorway and A470.

Front and side gardens: Entered via a driveway with parking & patio area. Large Rear Garden: With separate entrance. Previously a market garden. Mainly laid to lawn with boundary fence. Potential for further development / building subject to planning permission.





ROOM DESCRIPTIONS

Entrance Hallway - 6' 4" x 14' 2" (1.93m x 4.32m)

Living/ Dining Room - 11' 11" x 23' 11" (3.63m x 7.29m)

Kitchen - 10' 3" x 14' 9" (3.12m x 4.50m)

Pantry - 4' 6" x 7' 0" (1.37m x 2.13m)

Bedroom 1 - 12' 11" x 13' 7" (3.94m x 4.14m)

Bedroom 2 - 11' 10" x 14' 3" (3.61m x 4.34m)

Bedroom 3 - 10' 3" x 12' 5" (3.12m x 3.78m)

Bedroom 4 - 7' 2" x 18' 7" (2.18m x 5.66m)

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Bathroom - 6' 2" x 9' 0" (1.88m x 2.74m)

Rear Lobby - 2' 9" x 3' 7" (0.84m x 1.09m)

External Store Room - 2' 9" x 4' 0" (0.84m x 1.22m)

Front & Side Garden - Enclosed

Enter via a Long Driveway with Private parking and Patio Area.

Large Rear Garden Enclosed

Previously a Market Garden - Outside Tap, Mainly Laid to Lawn, Patio with a Wide Gate allowing Vehicle Access via Chatsworth Close Off Pwllmelin Road. *Potential for Development. *Subject to Planning Permission.





Council Tax: Band F
N/A
Parking Types: Driveway. Off Street. Private. Rear.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Level access. Step free access.

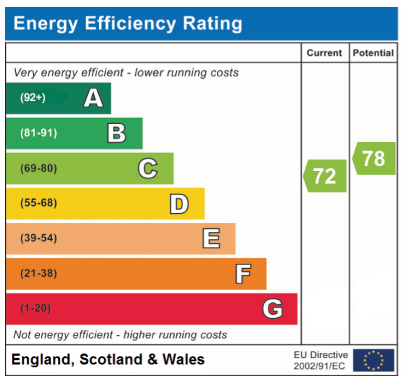
EPC Rating: C (72)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

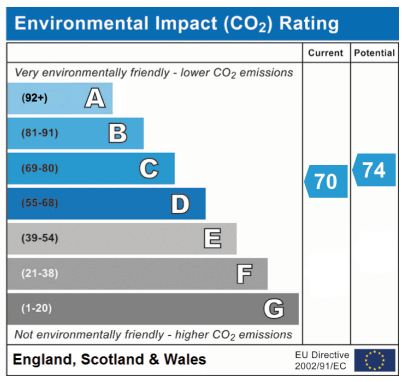




FLOORPLAN & EPC







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