



Fairwood Road, Fairwater, Cardiff. CF5 3QF

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- SOUTHWEST-FACING ALLOCATED GARDEN SPACE
- FITTED/IN-BUILT STORAGE/WARDROBES
- NEWLY LAID FLOORING
- uPVC DOUBLE GLAZING
- 5 MIN WALK/0.2 MILES TO PARADE OF SHOPS INC. CONVENIENCE STORE
- 7 MIN WALK/0.3 MILES TO FAIRWATER RAILWAY STATION
- GREAT FIRST-TIME BUY OR INVESTMENT OPPORTUNITY FOR LANDLORDS
- LEASEHOLD: 99 YEARS FROM 01/01/2015 (87 FULL YEARS REMAINING)



PROPERTY DESCRIPTION

Welcome to this delightful ground floor maisonette offering two generous double bedrooms, each equipped with built-in wardrobes providing ample storage. The inviting reception room is bright and spacious, perfect for relaxing or entertaining guests. Newly laid flooring to key living areas complements the fresh and modern feel of the property, while uPVC double glazing ensures a warm and energy-efficient environment. One of the standout features is the southwest-facing allocated garden, a peaceful outdoor space ideal for unwinding or enjoying alfresco dining. This leasehold flat, with 87 full years remaining on the lease, represents a fantastic opportunity for first-time buyers or landlords seeking a ready-to-move-in investment.

Situated in a convenient location, this property is just a short 5-minute stroll to a parade of local shops, including a well-stocked convenience store, making everyday shopping a breeze. For commuters, Fairwater railway station is only a 7-minute walk away, providing excellent transport links for travel into the city or surrounding areas. The neighbourhood strikes the perfect balance between peaceful residential living and access to essential amenities.

Inside, the reception room offers a versatile area to unwind or host friends, filled with natural light thanks to well-positioned windows. Both double bedrooms feature fitted wardrobes, maximising space and organisation. The bathroom is well-appointed, catering comfortably to the household's needs. Additional benefits include built-in storage solutions throughout the flat, helping to keep the living spaces clutter-free. Overall, this charming maisonette combines comfort, practicality, and convenience, making it an ideal first home or investment opportunity.

VENDOR ADVISES FREEHOLDER, G & O ESTATES LTD, HAS APPOINTED RCP PROPERTY MANAGEMENT LTD TO COLLECT GROUND RENT (£390.63 per annum) and WARWICK ESTATES PML TO COLLECT SERVICE/MAINTENANCE CHARGES (£522 per annum)



ROOM DESCRIPTIONS

Outside Front

Allocated garden space laid to lawn and southwest-facing; communal entrance via metal gate to shared courtyard for access; allocated storage space; unallocated on-street parking

Entrance Hallway

3' 0" x 7' 7" (0.91m x 2.31m) Accessed via uPVC front door with obscured DG vision panels; newly laid flooring; electric storage heater; electricity meter and RCD Consumer Unit; access to Kitchen, Bathroom and Living Room

Kitchen

7' 4" x 9' 0" (2.24m x 2.74m) Modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated 4-ring gas hob; integrated electric fan-assisted oven; integrated fridge/freezer; space and plumbing for washing machine; uPVC DG window to front

Bathroom

4' 11" x 7' 7" (1.50m x 2.31m) Tiled flooring; fully tiled walls; inset sink with separate hot and cold water taps; panelled bath with separate hot and cold water taps and Triton T70 electric shower over; uPVC obscured DG window to side

Living Room

15' 6" x 12' 9" (4.72m x 3.89m) Newly laid flooring; 2 x electric storage heaters; storage cupboard housing hot water cylinder; uPVC DG window to front

Inner Hallway

3' 3" x 7' 11" (0.99m x 2.41m) Carpeted; access to Bedrooms 1 and 2

Bedroom 1

15' 7" x 8' 11" (4.75m x 2.72m) Carpeted; electric storage heater; in-built storage/wardrobe; uPVC DG window to front

Bedroom 2

11' 10" x 7' 10" (3.61m x 2.39m) Carpeted; electric storage heater; in-built storage/wardrobe; uPVC DG window to front



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: E (47)

Annual Service Charge: £522.00

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

Mobile Signal

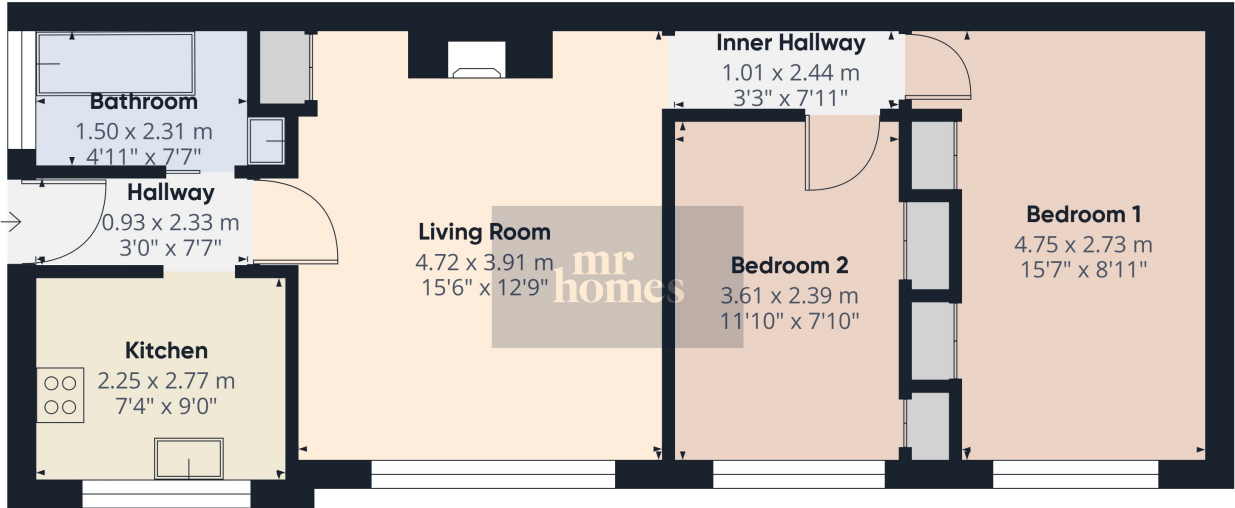
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Construction Type

Standard



FLOORPLAN & EPC

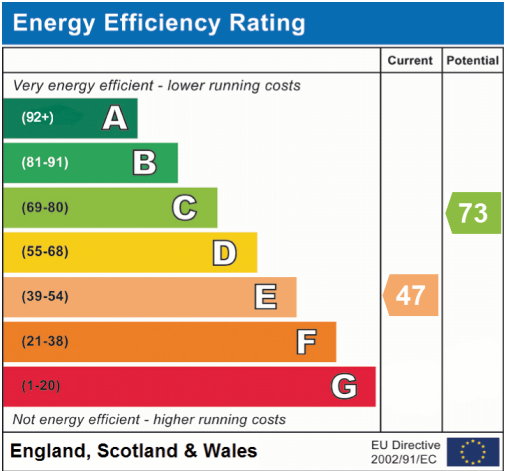


Approximate total area^m
58 m²
623 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk