



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

*2, Fairwater Road*

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Set in the heart of Llandaff, the property benefits from an exceptional position just moments from some of Cardiff's most treasured landmarks and green spaces.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)

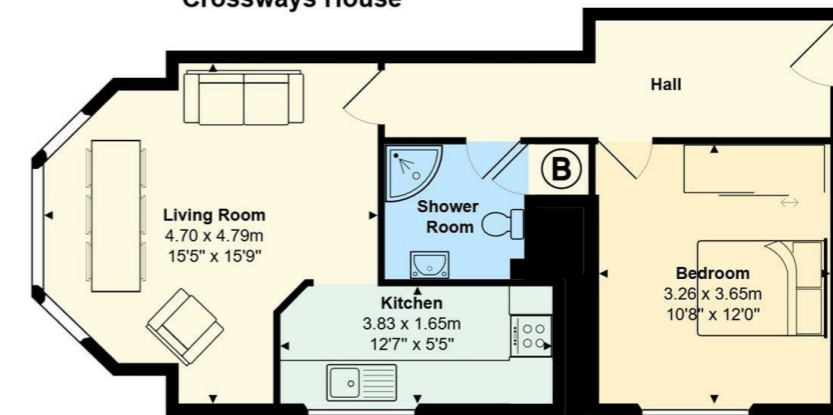


*Positioned within a magnificent Grade II listed Georgian building, this elegant first floor apartment enjoys picturesque views over the historic and leafy village of Llandaff. A perfect spot to watch the world go by!*

Comments by the Homeowner

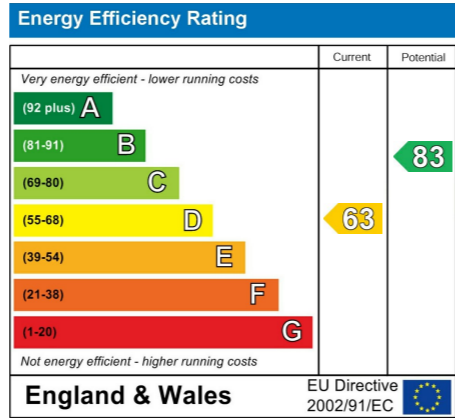


**Crossways House**



Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# 2, Fairwater Road

, Cardiff, CF5 2LD

Guide Price

£170,000



1 Bedroom(s)



1 Bathroom(s)



535.00 sq ft

**Entrance Hall**

Minor repairs

**Lounge 15'5 x 15'9 (4.70m x 4.80m)**

Ground Rent - £50 per annum

\* To be confirmed by your legal advisor.

**Kitchen 12'7 x 5'5 (3.84m x 1.65m)**

**Lease Details**

125 years from new, approx 93 years remaining.

**Shower Room**

**Bedroom 10'8 x 12 (3.25m x 3.66m)**

**Tenure**

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

**Council Tax**

Band D

**EPC**

TBC

**Service charges**

Annual service charge £2,197.24

Management fees inc.  
Cleaning & garden of public spaces  
Window cleaning  
Electric in public spaces



Contact our  
**Pontcanna Branch**

02920 499680

Nestled in the charming area of Llandaff, Cardiff, this delightful apartment offers a unique blend of character and comfort. With a spacious reception room, and kitchen area this property is perfect for those seeking a comfortable and inviting space to relax or entertain.

This apartment is chain free, making the buying process straightforward and hassle-free. Its prime location means you will be well-connected to local amenities, Llandaff Cathedral, parks, and transport links, ensuring that everything you need is within easy reach. The property boasts an abundance of character, giving it a distinctive charm that sets it apart from more modern developments. Period charm is evident throughout, with classic sash casement windows framed by original wooden shutters, creating a refined and timeless living environment.

This flat presents an excellent opportunity to own a piece of Cardiff's vibrant community. With its appealing features and enviable location, this property is not to be missed.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)