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CARDIFF VALE CAERPHILLY BRISTOL

2, Fairwater Road

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

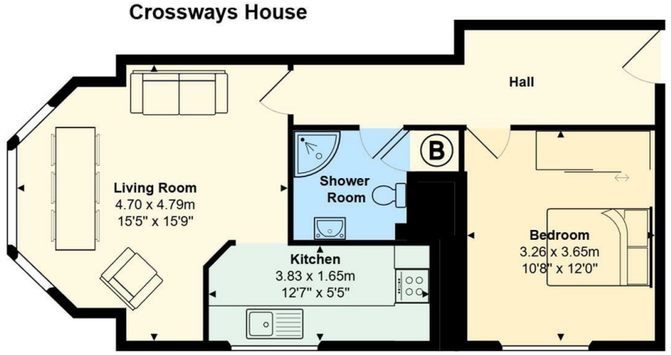
Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

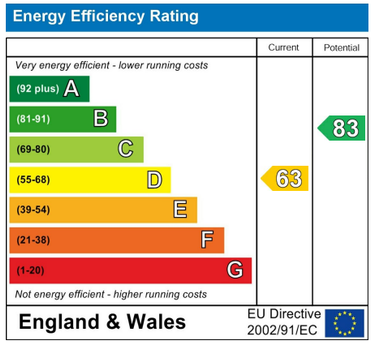
Positioned within a magnificent Grade II listed Georgian building, this elegant first floor apartment enjoys picturesque views over the historic and leafy village of Llandaff. A perfect spot to watch the world go by!

Comments by the Homeowner



Total Area: 49.7 m² ... 535 ft²

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

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.

Entrance Hall

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

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

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

Minor repairs

Ground Rent - £50 per annum

* To be confirmed by your leagl advisor.

Lease Details

125 years from new, approx 93 years remaining,