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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Fairwood Road*



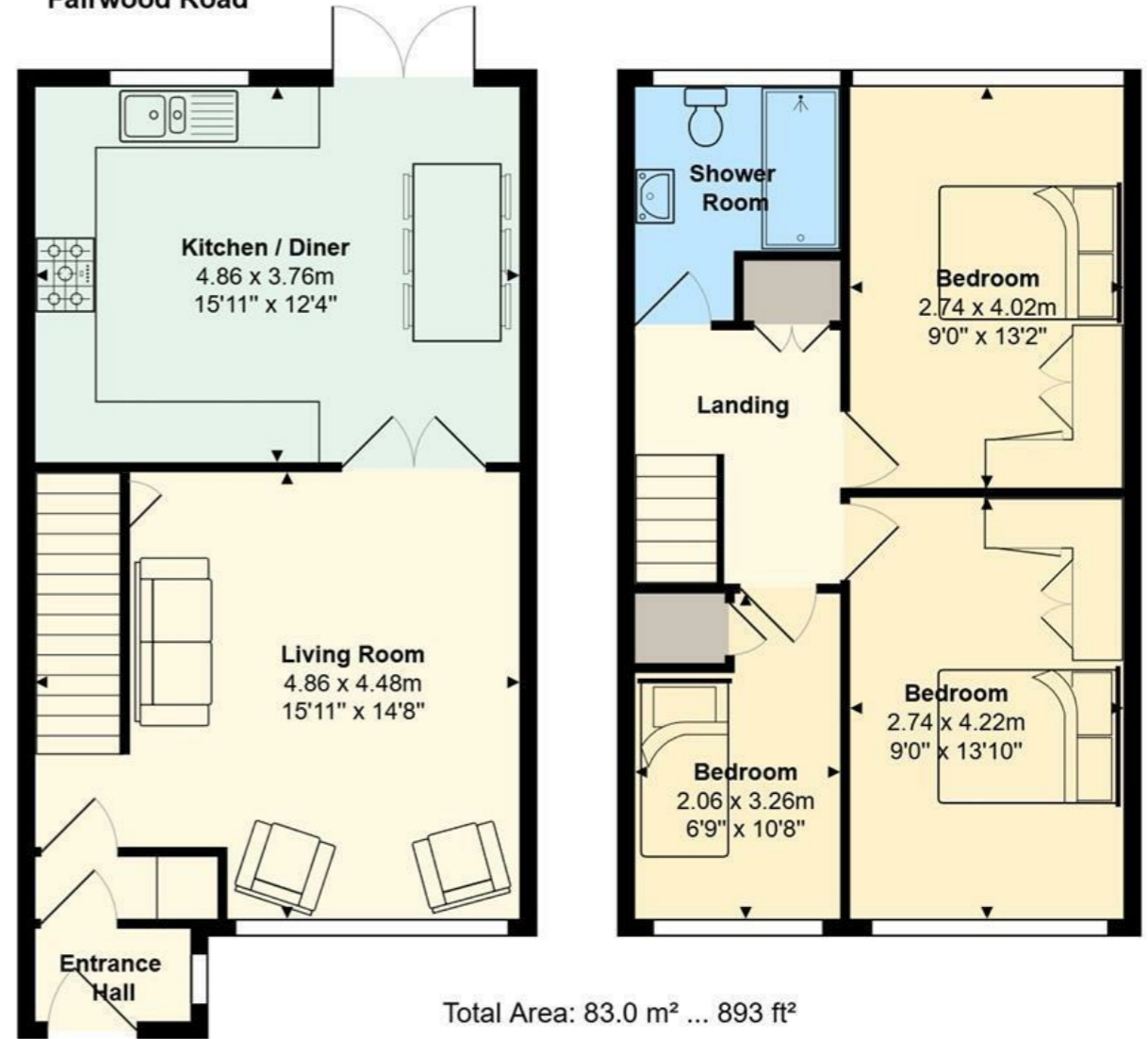
Comments by Mrs Ruby Ledley



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

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

Fairwood Road



Total Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Fairwood Road

, Cardiff, CF5 3QL

Guide Price

£325,000



3 Bedroom(s)



1 Bathroom(s)



893.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Nestled on Fairwood Road in the charming area of Fairwater, Cardiff, this delightful three-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 893 square feet, the property is well presented and boasts a contemporary kitchen that is sure to impress any culinary enthusiast.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample space for family life. The three bedrooms are generously sized, offering a peaceful retreat for rest and relaxation.

Outside, the property features a driveway with parking space for two vehicles, ensuring convenience for residents and visitors alike. To the rear of the property is a well presented garden with a sheltered area to enjoy all year round.

This home is not only a wonderful place to live but also benefits from its location in Fairwater, a community known for its friendly atmosphere and local amenities. With easy access to nearby parks and schools, this property is perfect for families or anyone seeking a tranquil yet connected lifestyle.

In summary, this well-presented house on Fairwood Road is an excellent opportunity for those looking to settle in a desirable area of Cardiff.





**Porch**

Cantonian High School

**Living Room 15'11 x 14'8 (4.85m x 4.47m)**

Ysgol Pencae  
Ysgol Gyfun Gymraeg Glantaf

**Kitchen Diner 15'11 x 12'4 (4.85m x 3.76m)**

**Tenure**

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

**Landing**

**Bedroom 1 9 x 13'10 (2.74m x 4.22m)**

**Bedroom 2 9 x 13'2 (2.74m x 4.01m)**

**Bedroom 3 6'9 x 12'8 (2.06m x 3.86m)**

**Bathroom**

**EPC**

Band C

**Council Tax**

Band D

**School Catchment**

Peter Lea Primary School

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 