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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Fairwood Road*

FAIRWATER





Comments by Ms Gemma Simmonite



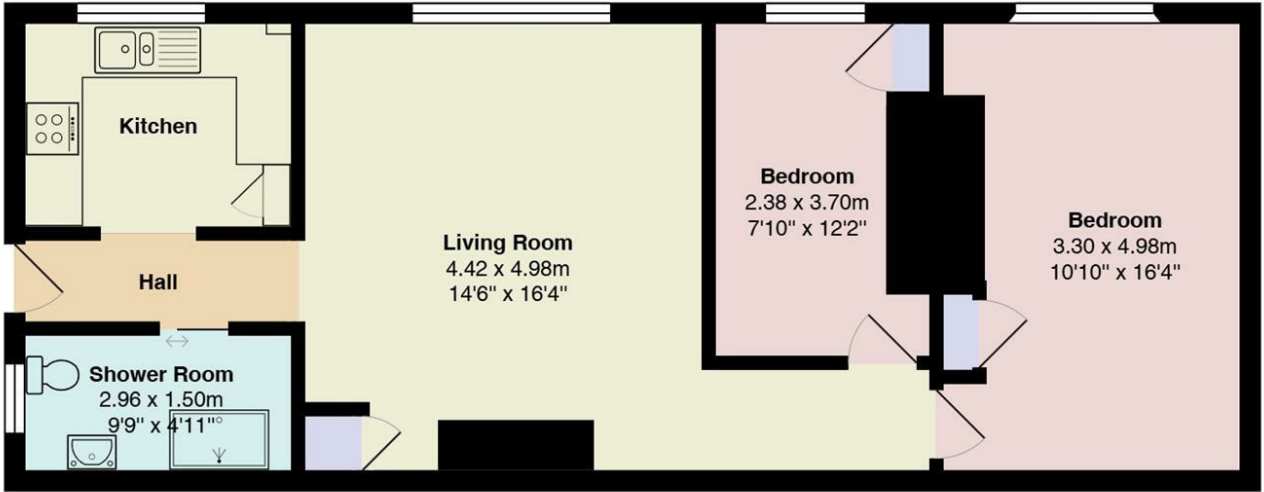
**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

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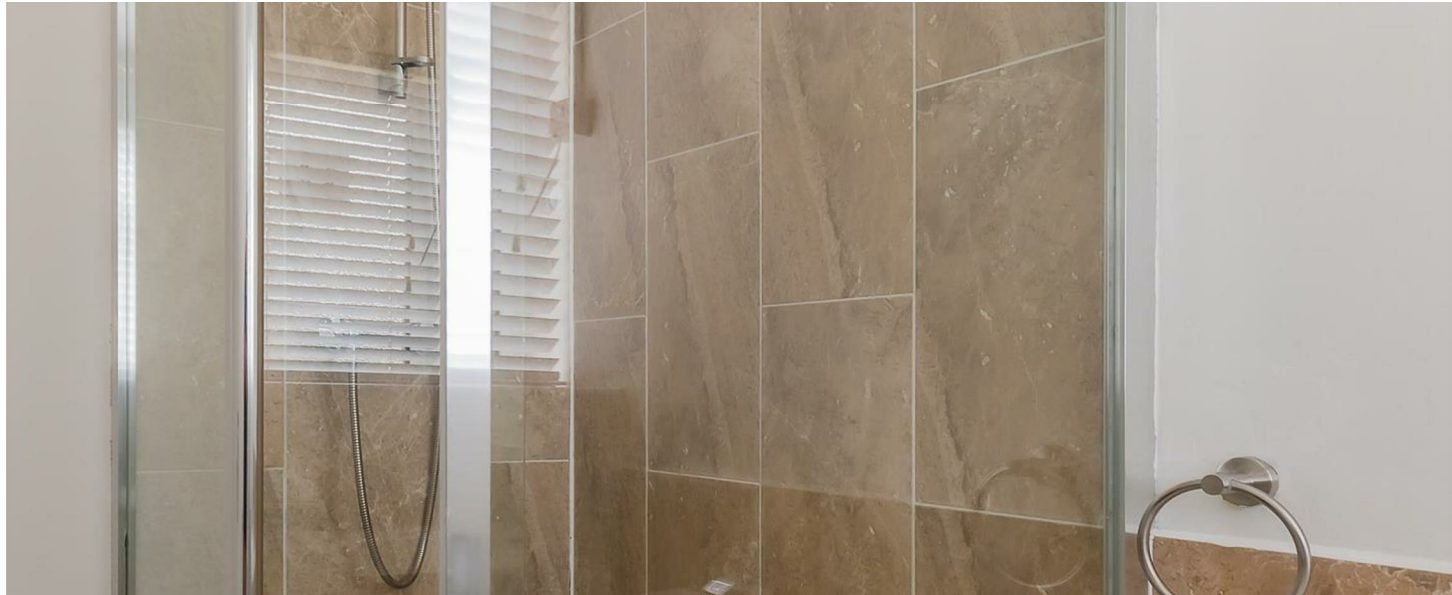
Comments by the Homeowner

Fairwood Road



Total Area: 67.4 m² ... 726 ft²

All measurements are approximate and for display purposes only



# Fairwood Road

*Fairwater, Cardiff, CF5 3QF*

PCM

**£1,050 PCM**



2 Bedroom(s)



1 Bathroom(s)



721.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

Jeffrey Ross are delighted to market this ground floor, two bedroom apartment on Fairwood Road in Fairwater. The newly decorated property briefly comprises of two double bedrooms one with doors out to the delightful garden, large living room, separate kitchen with appliances included and a modern bathroom with a walk in shower. The property has been refurbished to a very high spec and is a must see! The property is offered unfurnished and further benefits from a large private rear garden with lawn and decking. Available from the 10th August.

EPC Rating: C  
Council Tax Band: C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



**Hallway**

Entered via uPVC door with tiled floor and access to kitchen, bathroom and living room.

**Kitchen 9'8" x 7'8" (2.96m x 2.34m)**

A contemporary kitchen comprising of a range of base and eye level units with contrasting solid wood work surfaces. Integrated fridge freezer and oven with induction hob and extractor over. Space for washing machine, 1 1/2 bowl sink and drainer with metro tiled splash-back and tiled floor. UPVC window to the rear. Cupboard housing combination boiler.

**Bathroom 9'2" x 4'11" (2.81m x 1.50m)**

Fitted with a suite comprising of large shower cubicle, wash hand basin and WC. Tiled floor and part tiled walls. UPVC window to side elevation.

**Living Room 14'9" x 16'4" (4.5m x 4.98m)**

A living/dining room with carpeted floor uPVC window to the rear and storage cupboard. Radiator.

**Bedroom One 16'4" x 10'9" (4.98m x 3.30m)**

A good size double bedroom with uPVC window to the rear and built in storage cupboard. Carpeted floor and radiator.

**Bedroom Two 11'8" x 7'9" (3.58m x 2.38m)**

A second double bedroom with uPVC window to the rear, carpeted flooring and radiator.

**Rear Garden**

A private rear garden laid to lawn with fenced boundaries.

**Tenure**

Leasehold; to be confirmed by your legal advised. We are advised there are 93 years remaining on the lease.

**Service Charge/Ground Rent**

Ground Rent: £150 per annum  
Service charge £450 per annum

Please note, the above should be confirmed by your legal advisor.



