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CARDIFF

VALE

CAERPHILLY

BRISTOL



Fairleigh Road

PONTCANNA



A property packed with potential

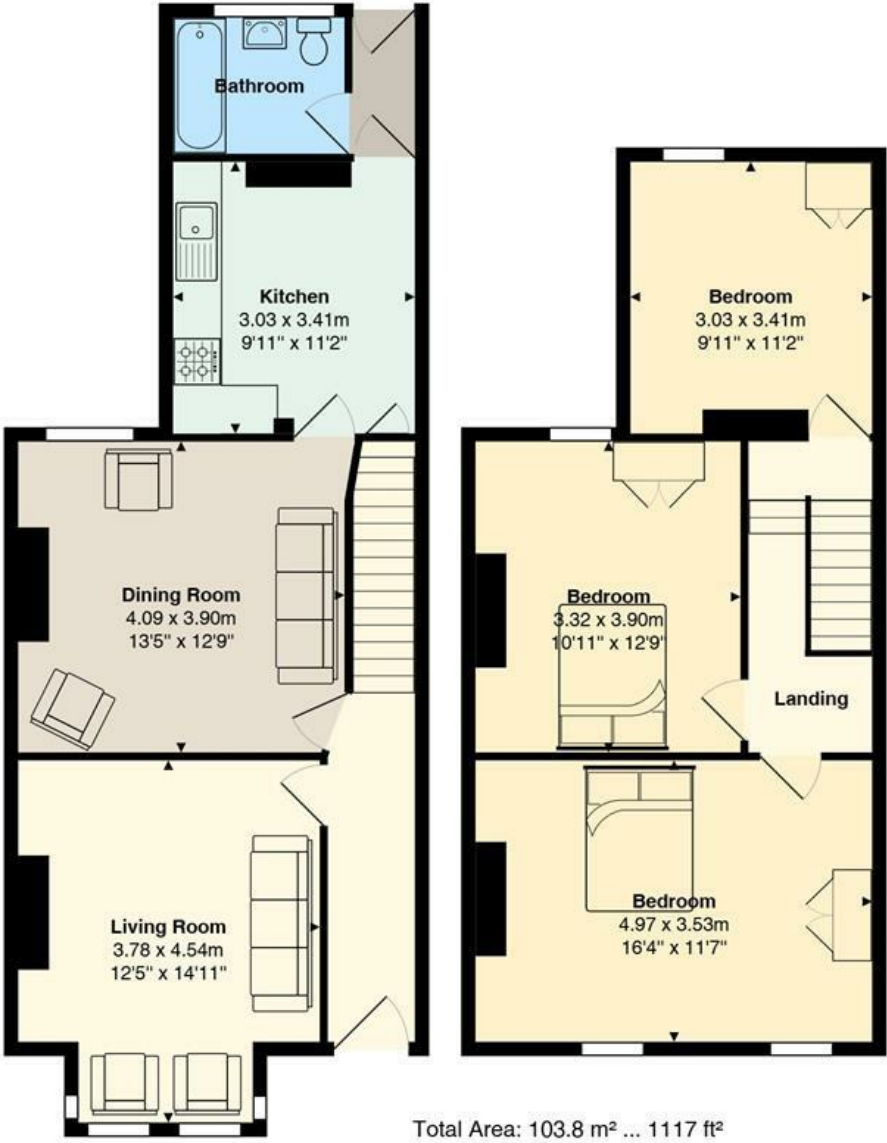
Comments by Mr Ross Hooper-Nash



Property Specialist
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Fairleigh Road



All measurements are approximate and for display purposes only

Comments by the Homeowner





Fairleigh Road

Pontcanna, Cardiff, CF11 9JT

Offers In Excess Of

£435,000



3 Bedroom(s)



1 Bathroom(s)



1117.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Located on the sought-after Fairleigh Road in Cardiff, this mid-terrace house offers an excellent opportunity for buyers looking to refurbish a property and add value. Positioned towards the park end of the road, the property enjoys a popular residential setting with convenient access to local Pontcanna amenities, transport links and nearby green spaces.

The accommodation comprises three double bedrooms, two reception rooms including a bay-fronted lounge, fitted kitchen, ground floor bathroom and an enclosed rear garden.

Requiring full refurbishment throughout, the property has been priced accordingly and presents an ideal project for anyone looking to create and personalise a home to their own taste.



Hall	Council Tax
Lounge 14'10" into bay x 12'4" (4.54m into bay x 3.78m)	BAND F
Dining Room 13'5" x 12'9" (4.09m x 3.90m)	Tenure
Kitchen 11'2" x 9'11" (3.41m x 3.03m)	Freehold. This is to be confirmed by your legal representative.
Ground Floor Bathroom	School Catchment
Landing	My English medium primary catchment area is Severn Primary School
Bedroom 16'3" x 11'6" (4.97m x 3.53m)	My English medium secondary catchment area is Fitzalan High School
Bedroom 12'9" x 10'10" (3.90m x 3.32)	My Welsh medium primary catchment area is Ysgol Pencae
Bedroom 11'2" x 9'11" (3.41m x 3.03m)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Rear Garden	
EPC	
RATING TBC	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

