



**Edwards & Co**  
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Fairwood Road  
Llandaff  
Cardiff  
CF5

Guide price £160,000



- Fully refurbished 2 double bedroom maisonette
- Stylish kitchen and bathroom
- Large open-plan lounge and dining room
- 2 excellent size double bedrooms with built-in wardrobes
- Fresh modern decor throughout
- Front lawn and rear communal courtyard
- Approximately 105 years remaining on lease
- Close to Fairwater train station and all local amenities
- MUST BE VIEWED



Ref: PRA53601

Viewing Instructions: Strictly By Appointment Only

## General Description

\*An exceptionally spacious and fully refurbished 2 double bedroom maisonette with lengthy lease remaining\* Edwards and Co are delighted to offer for sale this very well located property. The first floor accommodation offers spacious and stylish living space together with communal outside areas. Must be viewed to be fully appreciated.

---



### Front Garden

Although giving the appearance of one lawn, the title will show a dedicated area of lawn to the front of the building.

---



### Communal Rear Yard

Private and enclosed area to the rear/side of the property with rotary clothes line and metal shed/storage.

---



### Entrance to property

Concrete steps with metal handrail lead up to the uPVC entrance porch. Outdoor water tap and security light.

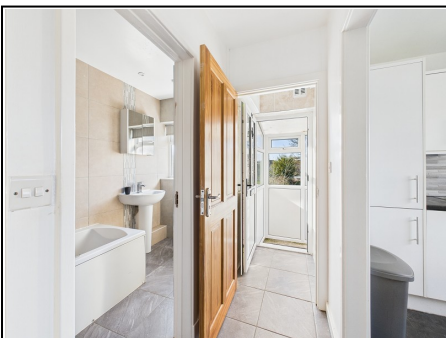
---



### Entrance Porch

Upvc entrance porch providing access and cover whilst entering the property.

---



### Entrance Hallway

Bright and inviting entrance hallway providing access to kitchen, bathroom and lounge/dining room. Tiled floor, ceiling light.

---



## Bathroom

Stylish and modern bathroom with tiled walls and floor, spotlights, uPVC window with obscured glazing. White 3 piece suite, towel rail radiator, shower over bath.



## Kitchen

Another more recent addition to the property is the very appealing, modern kitchen with an impressive range of floor and wall units with roll top work surfaces. Electric glass hob with oven and grill below and extractor above, sink and drainer with mixer tap, space for fridge /freezer and washing machine, laminate floor, radiator, spotlights, large uPVC window overlooking front aspect



## Lounge/Dining Room

Large open-plan lounge and dining area leading off the entrance hallway. Bright modern decor, carpeted floor, pendant light fitting, radiator, feature electric fire and surround. Large uPVC window overlooking the front garden. Door to inner hallway.



## Hallway

Bright decor, carpeted floor, ceiling light, access doors to both bedrooms. Loft hatch with drop down ladder to large loft space with lighting.



## Bedroom 2

Double bedroom with modern decor, carpeted floor and large uPVC window to front aspect. Pendant light fitting, radiator, fitted wardrobes.



## Bedroom 1

An excellent size double bedroom that will easily accommodate a king-size bed. Brightly decorated, carpeted floor, ceiling light, uPVC window to front aspect, fitted wardrobes.

---

## Lease / Charges

We are informed that there are approximately 105 years remaining on the current lease with a ground rent and insurance of approximately £868 per annum. This will be confirmed prior to sale. Council Tax band C £1.039 p.a.

---

## Agents Opinion

A particularly spacious, very well-presented and recently re-furbished maisonette in this popular location close to all local amenities. Early viewing's highly recommended. We are informed by the vendor that the property underwent a comprehensive refurbishment in 2016 that included a re-wire, new boiler and central heating system, new kitchen, bathroom and re-decoration.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Leasehold

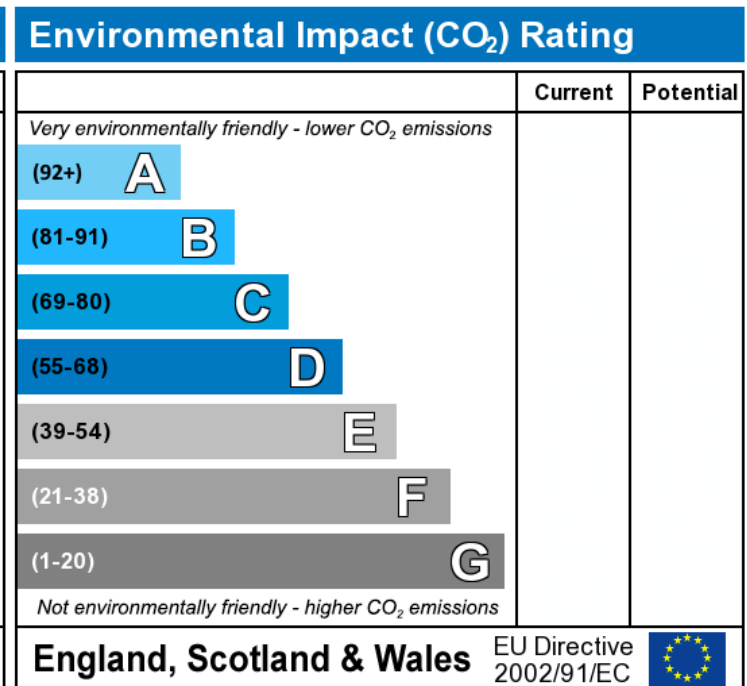
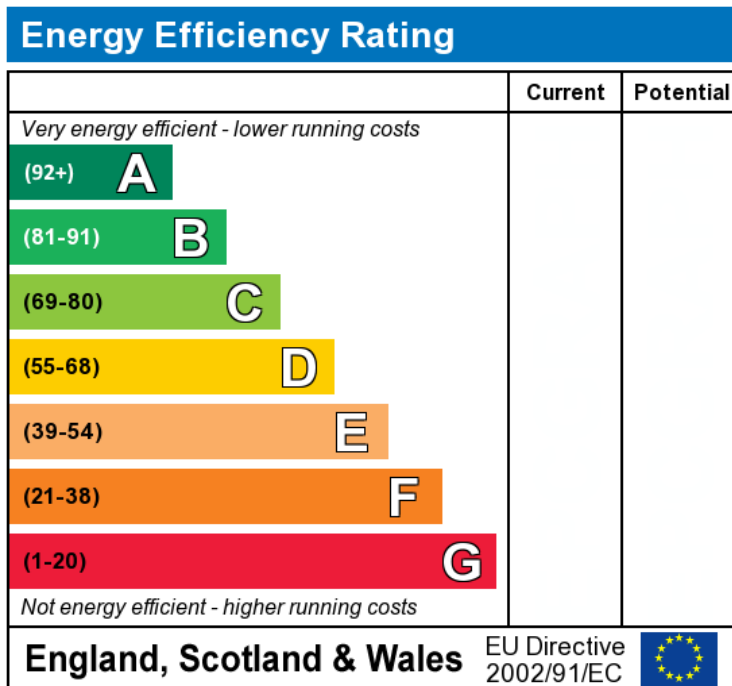
## Council Tax

Band Not Specified

---



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.