



Edwards & Co
property sales & lettings

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**Fairwood Road
Cardiff
CF5**

Guide Price £290,000



- Much loved 3 bedroom family sized home
- 2 excellent size reception rooms
- Spacious kitchen and pantry
- 3 very well-proportioned bedrooms
- Sizeable bathroom + separate first floor w/c
- Requires modernisation throughout
- Driveway parking and front garden
- Lengthy rear garden
- Very well-located close to all local amenities
- NOT TO BE MISSED

Ref: PRA53686

Viewing Instructions: Strictly By Appointment Only



General Description

Traditional and much-loved 3 bedroom family sized semi-detached home in Llandaff Edwards and Co are delighted to offer another fabulous property on this enviably located address close to Bishop of Llandaff High School, Llandaff High Street and road and rail links with the Cardiff City centre. Although in need of modernisation it offers exceptional scope and is priced accordingly. MUST BE VIEWED.



Driveway & Front Entrance

Gated front entrance with red brick front wall opening to driveway and front garden. Access alongside property to rear garden.



Front Garden

Sizeable front garden with lawn and mature shrubs.



Entrance Porch

PVC entrance door leading into storm porch with door to entrance hallway.



Entrance Hallway

Bright and welcoming entrance hallway with doors off to all ground floor rooms. Radiator and pendant light fitting. Stair lift.



Front Reception Room

Excellent size front reception room with bay window overlooking front garden, Traditionally decorated, radiator, fireplace and pendant light fitting.



Rear Reception Room

Another very well proportioned reception room this time overlooking the rear garden. Traditional decor, electric fire to chimney breast, radiator, pendant light fitting.



Kitchen

A 'blank-canvas' of a kitchen with a basic range of wall and base units. Part tiled and part papered walls, window to rear aspect, door to side, opening to sizeable pantry/storage.



Pantry

A very handy shelved storage cupboard off the kitchen. PVC window to side. An ideal space for a ground floor w/c if so desired.



First Floor Landing

A particularly spacious first floor landing area with room for loft stairs or home office space if so desired. Traditional decor, carpeted stairs from hallway, window to side aspect, loft hatch, pendant light.



Bedroom 1

Sizeable double bedroom with bay window overlooking front aspect, fitted wardrobes, pendant light fittings, radiator.



Bedroom 2

Another excellent size double bedroom, this time overlooking the rear garden, fitted wardrobes, radiator, pendant light fitting.



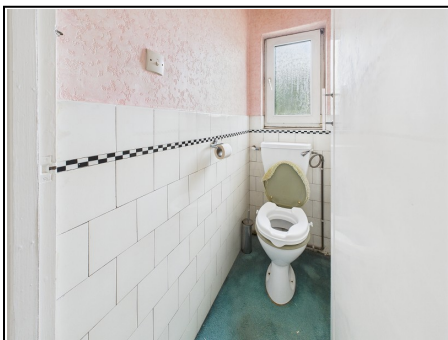
Bedroom 3

Bedroom 3 is actually a 3/4 double size bedroom and larger than the expected 'box' bedroom often associated with this style of home. PVC window overlooking the front aspect, radiator and light fitting.



Bathroom

Bathroom with bath and pedestal wash hand basin adjacent to first floor w/c, PVC window with obscured glazing to rear aspect, airing cupboard.



Separate WC

First floor w/c adjacent to bathroom. PVC window to rear aspect. These two rooms could easily be opened into one if so desired.



Rear Garden

A very generous and level rear garden with well-defined boundaries. The garden is in need of attention but would make an ideal sized garden for this family home.

Agents Opinion

This is an excellent opportunity to acquire a traditional 3 bedroom semi-detached home for a very attractive asking price. Although in need of full renovation throughout, the property offers exceptional scope to improve and extend if so desired, subject to the necessary permissions and regulations, and increase its market price considerably. The property shares a postcode with some of Cardiff's most desirable properties and therefore must be viewed to be fully appreciated.

Services

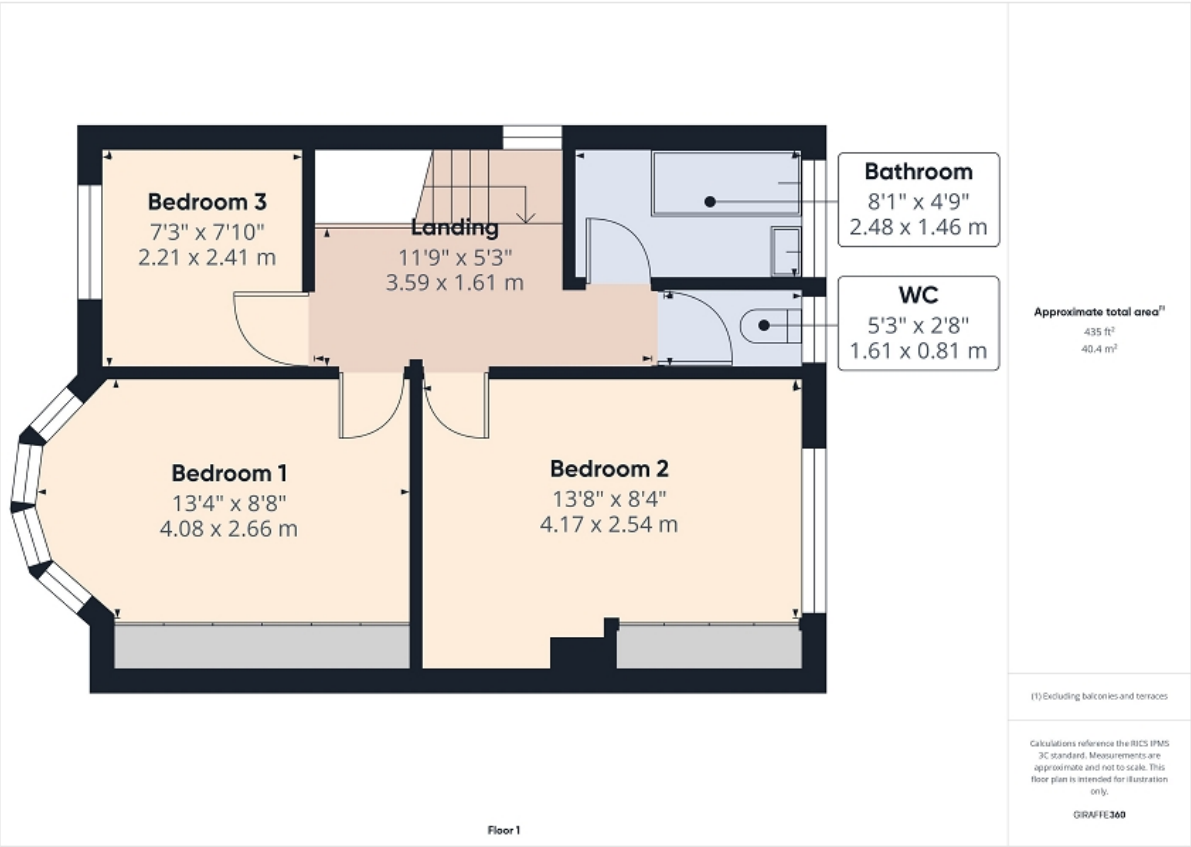
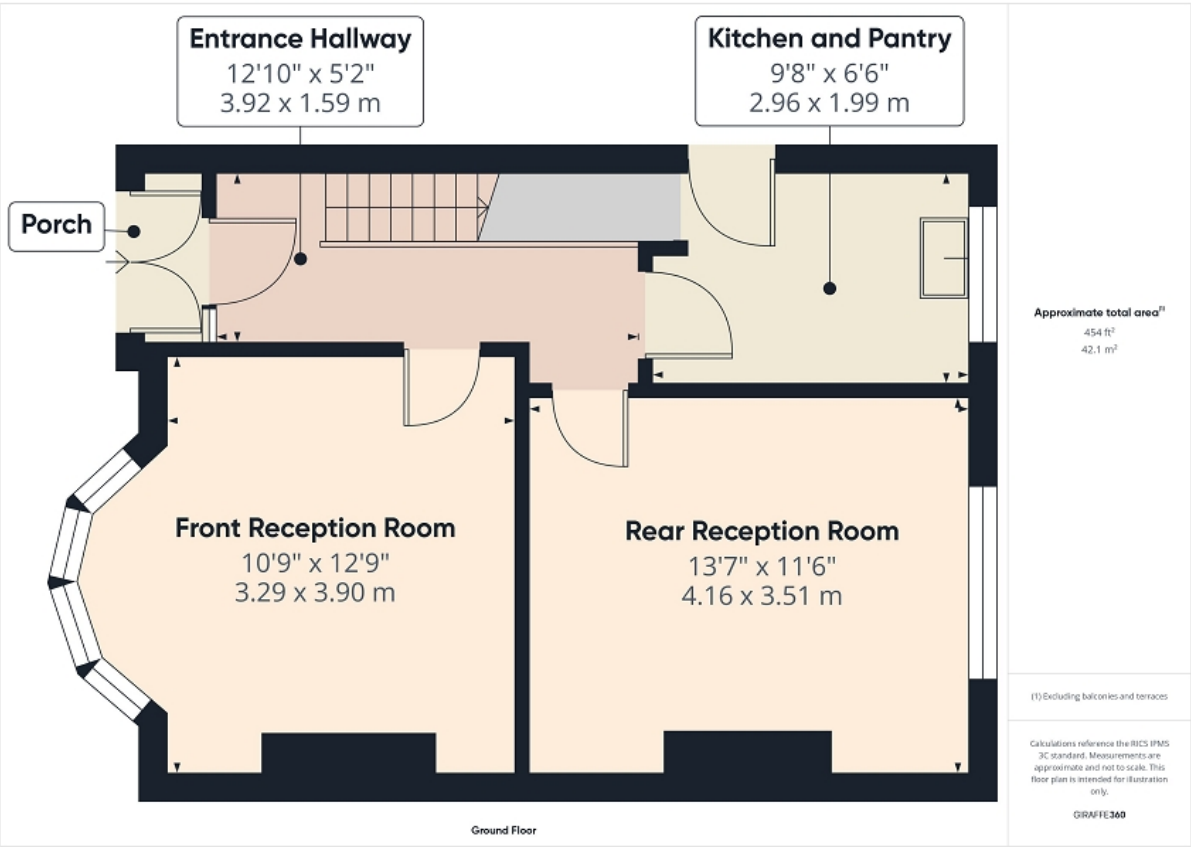
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.