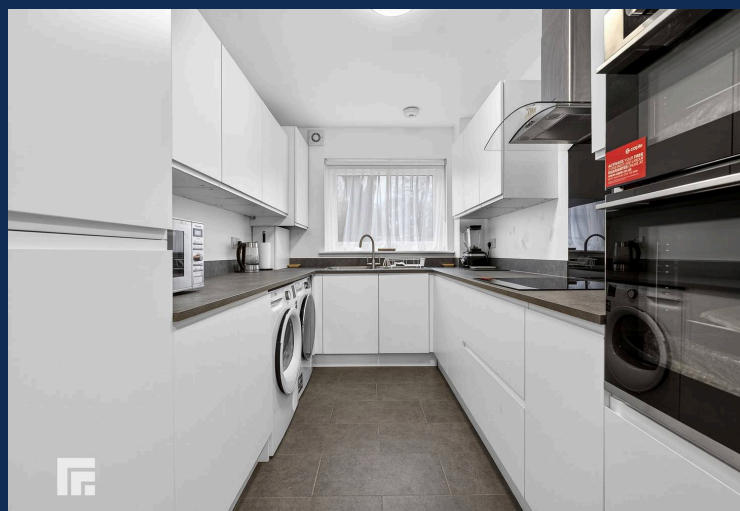




Flat 1, Fairleigh Mews Fairleigh Road, Cardiff

£299,950

ONE BEDROOM, GROUND FLOOR APARTMENT IN THE HEART OF PONTCANNA MG Y are delighted to bring to market this one double bedroom ground floor apartment...

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

DESCRIPTION

ONE BEDROOM, GROUND FLOOR APARTMENT IN THE HEART OF PONTCANNA MGY are delighted to bring to market this one double bedroom ground floor apartment on the much favoured Fairleigh Road. This ground floor apartment was extensively modernised and refurbished in 2024. Perfectly located looking onto Llandaff fields and a short walk to Pontcanna's variety of amenities. The apartment briefly comprises entrance hallway, modern fitted kitchen, lounge, bathroom and one double bedroom. The property further benefits from having gated off road parking, private courtyard with direct views across Llandaff Fields and is double glazed and centrally heated throughout. *Viewing highly recommended*

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre, Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

ENTRANCE HALL

Accessed through uPVC front door with obscure glass insert leading from private front courtyard. Carpet. Pendant light fitting. Intruder alarm control panel. Electric consumer unit. Doors to lounge/diner, kitchen, bedroom and bathroom. Radiator.

LOUNGE/DINER

Dimensions: 12' 11" x 11' 5" (3.95m x 3.49m). Entered via wooden panelled door from entrance hallway. Large double glazed bay window to front aspect. Carpet. Pendant light fitting to ceiling. Coving to ceiling. Dado rail. uPVC double glazed door leading to private patio. Radiator. Telephone point. Satellite point and PowerPoints (2 with USB).

KITCHEN

Dimensions: 11' 3" x 6' 11" (3.45m x 2.12m). New fitted

BEDROOM

Dimensions: 12' 1" x 9' 10" (3.69m x 3.00m). Double bedroom with large uPVC double glazed window to side aspect. Fitted wardrobe. Carpet. Pendant light fitting. Radiator and PowerPoints (2 with USB).

BATHROOM

Dimensions: 8' 10" x 4' 6" (2.70m x 1.39m). Modern suite comprising: low level WC, pedestal wash hand basin with mixer tap and under storage, panelled bath with hot and cold tap and electric shower fitting with glass door to side. Matching tiled flooring and walls. Ceiling light fitting. Extractor. Heated towel rail.

OUTSIDE

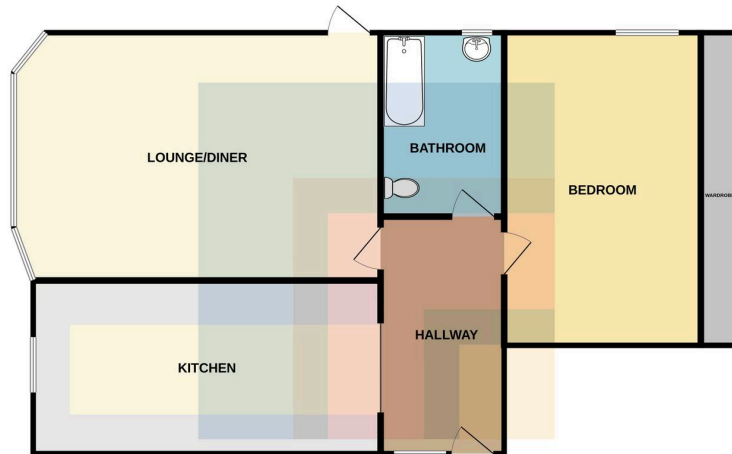
Private gated parking space. Patio with direct views across Llandaff Fields, leading from the lounge/diner.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2019. There is a service charge of approx. £450 per annum. No ground rent.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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