



Fairwood Road, Llandaff, Cardiff. CF5 3QF

- NO CHAIN - 4-BED DETACHED BUNGALOW
- UNIQUE OPPORTUNITY with *DEVELOPMENT POTENTIAL *Subject to Planning Permission
- WRAP AROUND GARDENS & AN ENCLOSED REAR GARDEN
- 2x SEPARATE VEHICLE ACCESS POINTS (FRONT & REAR)
- OVER 1292.00 SQ FT
- 24ft APPROX. LIVING/DINING ROOM
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES
- CLOSE TO FAIRWATER TRAIN STATION
- EXCELLENT SCHOOL CATCHMENT
- TENURE: FREEHOLD.



PROPERTY DESCRIPTION

A unique opportunity to purchase this four double bedroom Bungalow situated on a large plot with two entrances. Located in a highly desirable area close to Llandaff Village with a variety of amenities for all ages including excellent schools & nurseries, community spaces, a variety of shops and eating places, GP surgeries, parks and Llandaff cathedral. Excellent Transport Links

Accommodation comprises; entrance hall, kitchen, pantry, living/dining room, four double bedrooms and a family bathroom. Well maintained gardens.

There are regular bus/train services, the property is 13 mins from the City Centre by train. There is easy access to the M4 motorway and A470.

Front and side gardens: Entered via a driveway with parking & patio area. Large Rear Garden: With separate entrance. Previously a market garden. Mainly laid to lawn with boundary fence. Potential for further development / building subject to planning permission.



ROOM DESCRIPTIONS

Entrance Hallway - 6' 4" x 14' 2" (1.93m x 4.32m)

Living/ Dining Room - 11' 11" x 23' 11" (3.63m x 7.29m)

Kitchen - 10' 3" x 14' 9" (3.12m x 4.50m)

Pantry - 4' 6" x 7' 0" (1.37m x 2.13m)

Bedroom 1 - 12' 11" x 13' 7" (3.94m x 4.14m)

Bedroom 2 - 11' 10" x 14' 3" (3.61m x 4.34m)

Bedroom 3 - 10' 3" x 12' 5" (3.12m x 3.78m)

Bedroom 4 - 7' 2" x 18' 7" (2.18m x 5.66m)

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Bathroom - 6' 2" x 9' 0" (1.88m x 2.74m)

Rear Lobby - 2' 9" x 3' 7" (0.84m x 1.09m)

External Store Room - 2' 9" x 4' 0" (0.84m x 1.22m)

Front & Side Garden - Enclosed

Enter via a Long Driveway with Private parking and Patio Area.

Large Rear Garden Enclosed

Previously a Market Garden - Outside Tap, Mainly Laid to Lawn, Patio with a Wide Gate allowing Vehicle Access via Chatsworth Close Off Pwllmelin Road. *Potential for Development. *Subject to Planning Permission.



Council Tax: Band F

N/A

Parking Types: Driveway.
Off Street. Private. Rear.

Heating Sources: Double
Glazing. Gas Central.

Electricity Supply: Mains
Supply.

Water Supply: Mains
Supply.

Sewerage: Mains Supply.

**Broadband Connection
Types:** Cable.

Accessibility Types: Level
access. Step free access.

EPC Rating: C (72)

**Has the property been
flooded in last 5 years?** No

Flooding Sources:

**Any flood defences at the
property?** No

Any risk of coastal erosion?
No

Is the property listed? No

**Are there any restrictions
associated with the
property?** No

**Any easements, servitudes,
or wayleaves?** No

**The existence of any public
or private right of way?** No



