



## 21 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)**

**7' 2" x 18' 7" (2.18m x 5.66m)**

**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:** None.

**Accessibility Types:** None.

**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



