



Fairwood Road, Llandaff, Cardiff. CF5 3QJ

- 2-BED GROUND FLOOR FLAT with NO CHAIN
- WHEELCHAIR RAMP ACCESS
- SPACIOUS LIVING ROOM with LOG BURNER
- FITTED KITCHEN
- MODERN WET/SHOWER ROOM
- 2x DOUBLE BEDROOMS
- PRIVATE 'BRICK-PAVED' DRIVEWAY
- PRIVATE DECKING/TERRACE
- COMMUNAL ENCLOSED COURTYARD (HOUSING A STORAGE SHED)
- LEASEHOLD - 121 YEARS REMAINING
- OVERLOOKS THE CENTRAL GREEN
- CLOSE TO FAIRWATER TRAIN STATION
- CLOSE TO LLANDAFF VILLAGE
- EXCELLENT TRANSPORT LINKS & CLOSE TO SHOPS / AMENITIES
- uPVC T/G WINDOWS & GAS C/H WITH COMB-BOILER



PROPERTY DESCRIPTION

Guide Price: £140,000 to £150,000 - NO CHAIN - Step into this charming 2-bedroom ground floor flat in the heart of Llandaff, perfect for those seeking convenient and accessible living with wheelchair ramp access and no chain. Boasting a spacious reception room complete with a cozy log burner, a modern wet/shower room, and a fitted kitchen, this home blends comfort with practicality. Enjoy the fresh air on your private decking terrace or relax overlooking the central green, while benefiting from a private brick-paved driveway and communal enclosed courtyard with a handy storage shed. The property features uPVC triple-glazed windows and gas central heating with a combi-boiler, ensuring warmth year-round. Situated close to Llandaff Village, shops, amenities, and excellent transport links, including nearby Fairwater Train Station, this leasehold flat with 121 years remaining is an ideal opportunity for easy living in a vibrant community. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

SUMMARY

Discover this inviting 2-bedroom ground floor flat situated in the sought-after area of Llandaff, offering convenient and accessible living with no onward chain. This well-presented home features wheelchair ramp access, a spacious reception room with a charming log burner, and a modern wet/shower room. The fitted kitchen provides practical functionality, while the private decking terrace overlooks the peaceful central green, perfect for relaxing outdoors. Additional highlights include a private brick-paved driveway, communal enclosed courtyard with a storage shed, uPVC triple-glazed windows, and gas central heating with a combi-boiler. With 121 years remaining on the lease, this property promises comfortable living in a vibrant community.

Llandaff is renowned for its village charm, offering a friendly and welcoming atmosphere combined with modern conveniences. Residents benefit from an array of shops, cafes, and amenities all within easy reach, alongside excellent transport connections. Fairwater Train Station is close by, providing easy access to Cardiff city centre and beyond. The surrounding green spaces and local attractions make Llandaff a fantastic location for both professionals and families seeking a balanced lifestyle.

Upon entering the flat, you are greeted by a spacious reception room that forms the heart of the home. The large room enjoys plenty of natural light and features a cozy log burner, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests. The room's layout allows for flexible furniture arrangements.

The fitted kitchen offers modern conveniences with ample storage and workspace, catering efficiently to everyday cooking needs. Well laid out and functional, it ensures a pleasant cooking experience.

There are two generously sized double bedrooms, each providing comfortable living space. Both bedrooms benefit from uPVC triple-glazed windows, enhancing insulation and noise reduction, contributing to peaceful and restful nights.

The contemporary wet/shower room is thoughtfully designed for practicality and accessibility, featuring modern fittings and a spacious shower area, perfect for daily use and accommodating various mobility needs.

Outside, the private brick-paved driveway offers secure off-road parking, a convenient feature for residents. The communal enclosed courtyard, which houses a useful storage shed, provides a shared outdoor space that complements the private decking terrace for enjoying the fresh air. Overlooking the central green, the flat presents a tranquil and scenic setting within the community.

This ground floor leasehold flat with no chain combines accessibility, comfort, and a prime location to create an exceptional home. Whether you are seeking a manageable, well-connected base or a stylish retreat within Llandaff Village, this property offers an incredible opportunity not to be missed.

Porch Entrance

6' 0" x 2' 6" (1.83m x 0.76m)

Enter via uPVC T/g Double Patio Doors, Tiled flooring. Gas Meter Box and a uPVC Half-Glazed T/g Door into the Hallway.

Hallway

7' 2" x 2' 11" (2.18m x 0.89m)

Tiled flooring, Radiator, Handrail, Dado rail, Wall Mounted Meter Cupboards housing electricity meter and RCD consumer unit. Doors to; Living Room, Bathroom and Doorway into the Kitchen.

Kitchen

9' 0" x 7' 6" (2.74m x 2.29m)

Tiled flooring, Matching wall & base units with Worktops over, Stainless steel sink, quarter bowl and drainer with mixer tap, uPVC T/g window to front overlooking the Green, 4x Ring electric hob with Extractor hood over, Fan assisted electric oven. Plumbing for Washing machine & Dishwasher and Space for a Tumble-Dryer. Space for a Tall Fridge-Freezer.
Wall mounted BAXI Platinum 33 HE A Combi-Boiler & Wall mounted Water meter.

Living Room with Log Burner

15' 4" x 12' 9" (4.67m x 3.89m)

Fitted carpet, Large uPVC T/g window to front Overlooks the Green, Double Panel Radiator, Log Burner set in a Stone & Marble Fireplace.

Inner Hallway

8' 3" x 2' 8" (2.51m x 0.81m)

Fitted carpet, Radiator, Handrail, Doors to; Bedrooms 1 & 2.

Bedroom 1

15' 6" x 8' 10" (4.72m x 2.69m)

Fitted carpet, Double & Single Panel Radiators, Fitted cupboards, uPVC T/g Double French Patio Doors to Outside Decking/Terrace and Ramp for Wheelchair Access.

Bedroom 2

12' 4" x 7' 9" (3.76m x 2.36m)

Fitted carpet, uPVC T/g window to front, overlooking The Green, Single Panel Radiator, Fitted Overhead cupboard, and Hanging Rail to Recess.

Wet/Shower Room

8' 6" x 4' 6" (2.59m x 1.37m)

Non-Slip flooring with Drainage for the Wall Mounted Electric Shower, Wall Mounted Fold down seat to Shower Enclosure, Pedestal wash hand basin with mixer tap, Glass shelf over with Oval Mirror above, Close-coupled W.c, Double panel radiator, Wall mounted Electric extractor fan, uPVC obscured T/g window to Side and Fully tiled walls.

Decking/Terrace & Ramp Access

Ramp Access into Bedroom 1

Outside Front Communal Yard

Enclosed Low-Maintenance.
Outside Storage Shed

Private 'Brick-Paved' Driveway

Private Off-Road Parking



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Off Street. Private.

Heating Sources: Double Glazing. Gas Central. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

Mobile Signal

Tenure - Leasehold

Lease Start Date 04 Jul 2013

Lease End Date 01 Jan 2148

Lease Term 189 years from 1 January 1959

Lease Term Remaining 121 years

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 28 Mbps

Superfast - 80 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin

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



FLOORPLAN

