





99 Fairwood Road, CF5 3QG

£150000.00

Virtual Tour: <https://bit.ly/>

**Communal Entrance**  
Accessed via communal door, stairs to all floors.

**Second floor landing**  
Shared landing with window to the rear and own Front door leading to:

**Hall**  
Wood flooring, ceiling spot lights, door to utility cupboard, door to:

**Bathroom**  
A modern white suite comprising panel enclosed bath with shower over, tiled surround and folding glass shower screen. Low level WC, pedestal wash basin, tiled walls, Chrome effect heated towel rail, double glazed obscured window, ceiling light point, extractor.

**Living room**  
A good sized living room with ample space for seating and dining areas, wood flooring, 2 x double glazed windows to the front, 2 x ceiling light points, feature radiator, coved ceiling, door to:

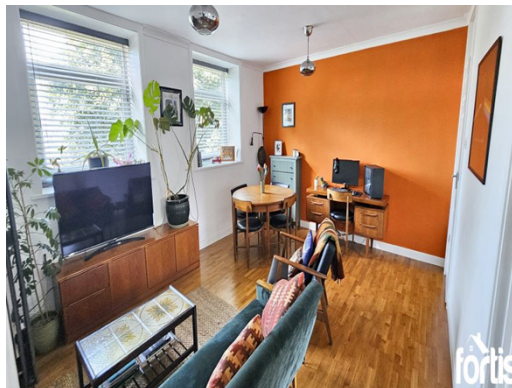
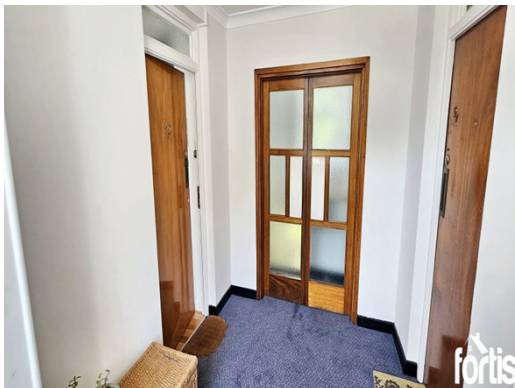
**Kitchen**  
A very well presented and designed kitchen, fitted with a range of Matte Finished wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs, integrated electric oven and hob, inset 4 ring induction hob with cooker hood above, double glazed window to the front, vinyl flooring, ceiling spotlights.

**Bedroom One**

A good sized double bedroom with double glazed window, ceiling light point, radiator, wooden flooring and built in wardrobes.

**Bedroom Two**  
A second double bedroom (currently used as an office) with double glazed window,, ceiling light point, radiator, wooden flooring.

**Outside**  
There is a large communal green to the front of the property and communal garden to the rear.





A very well presented two bedroom top floor apartment in the south after Fairwood road, located on the Fairwater/Llandaff border.

Set off what is already a quiet road and approximately half a mile walk from Danescourt station is this top floor apartment, finished to a very high standard throughout. Set against a large communal green with communal gardens behind, this is the perfect buy for those looking to get on the ladder first time, landlords or those looking to downsize.

The accommodation comprises communal entrance, stairs to the second floor, a good sized lounge / diner, modern fitted kitchen, two double bedrooms and modern bathroom.

We highly recommend booking a viewing to appreciate all this apartment has to offer.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Leasehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes