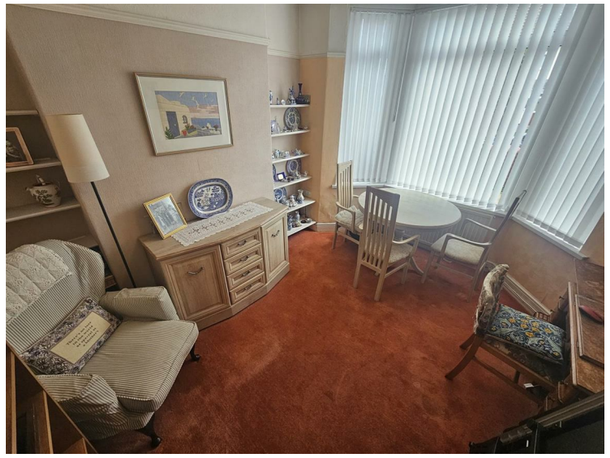
29 Fairwater Grove East, Llandaff
Cardiff
CF5 2JS

Entrance Hall
Entered via a Upvc glazed door into this light reception area. Stairwell. Radiator. Picture rail. Doors leading into lounge & dining room

Lounge 11'2" (max) x 10'6"
With bay window to front. Radiator. Picture rail.



Dining Room 12'8" x 9'9"
A decent sized room with window to front. Decorative fire place makes a nice focal point. Radiator. Under stairs storage. Direct access through to:

Kitchen 12'0" (max) x 8'11" (max_
A well proportion sized kitchen housing a selection of cream wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine. Gas cooker point. Tiled floor. Tiled splashbacks. Windows to side & rear. 1/2 Glazed Upvc door leading out to rear garden.

First Floor Landing
Panelled doors leading off to three bedrooms & shower room W.C.

Bedroom One 14'11" x 9'11"
A good sized double bedroom with two windows to front. Radiator. Closet.

Bedroom Two 9'9" x 8'6"
Double bedroom with two fitted closets. Pedestal wash hand basin. Window to rear. Radiator. Ideal gas combination boiler fires domestic hot water & central heating system

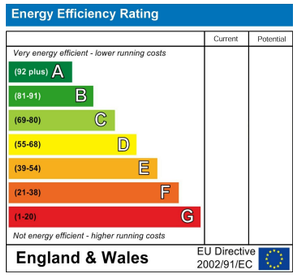
Bedroom Three 8'8" x6'7"
Single sized bedroom. Window to rear. Radiator

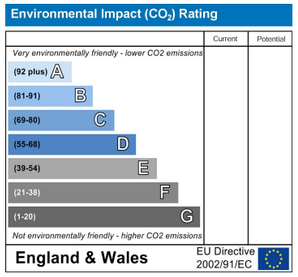
Shower Room W.C.
Partially tiled with suite comprising low level W.C. Pedestal wash hand basin & glazed cubicle incorporating electric shower over. Window

Front Garden
Mainly based with slabs, enclosed by brick wall and decorative ironwork.

Rear Garden
A nicely presented and tended garden with paved area leading to lawn. Abundance of mature shrubs. Pedestrian timber gate to rear leading to lane. Outside W.C.

Garage
Block built single garage with barn style doors. Pedestrian door. Window





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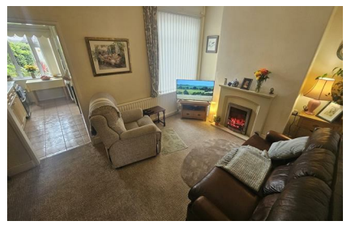

At This Popular Location Close To Public Transport Links Can Be Found This Traditional Built Bay Fronted Mid Terrace House In Need Of Updating. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms & Shower Room W.C. Gardens To Both Front & Rear. Outside W.C. Garage. The Property Benefits From Upvc Windows & Doors Together With Gas Central;Heating Fired By A Combination Boiler. Ideal Investment Opportunity. Quick Sale Can Be Offered.

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