Fairwater Grove West

LLANDAFF, CARDIFF, CF5 2JQ

GUIDE PRICE £425,000

Hern & Crabtree



Fairwater Grove West

Behind this handsome bay-fronted facade lies a striking yet sympathetically transformed residence. Built circa 1910, the property has undergone an extensive high-quality renovation that has focused on balancing the living spaces, lighting placement and drawing in natural light throughout. Mindful of the future, solar panels with battery storage and an EV charging point have been installed by the owners. There is a sophisticated interior with a warm colour palette that flows seamlessly through creating a homely and welcoming atmosphere.

The passion for attention to detail can be clearly displayed upon entering the traditional hallway with solid oak flooring and panelled walls. The dining room is partially open to the living room which features sash windows to the front whilst the dining room overlooks an inner courtyard. There is a stylish kitchen with modern integral Neff appliances with a lobby leading through to a beautiful garden room looking out to the greenery to the rear. On the first floor are three bedrooms and a family bathroom with stairs leading up to the second. The primary bedroom features a dressing area with ample built-in wardrobes, air conditioning and an en suite. Outside is a well-stocked, mature, professionally landscaped rear garden with rear access, lighting and power.

Fairwater Grove West is placed within a short stroll to Waungron Railway Station and bus links to Cardiff city centre. Llandaff village and Victoria Park are both close by and enjoy a celebrated restaurant scene along with many amenities, shops and coffee houses.











Approx 1542.00 sq ft

Council Tax Band: E

Entrance
Entered via double glazed composite front door with double glazed window above, radiator, wood flooring, door to:-

Dining Room
Double glazed window to the rear, radiator, coved ceiling, picture rail, wood flooring, square arch to the living room.

Living Room
Double glazed sash bay window to the front with half rise fitted plantation shutters, radiator, ceiling rose, coved ceiling, picture rail, built in storage cupboard, continuation wood flooring.

Kitchen
Double glazed window to the side overlooking the courtyard and additional double glazed window looking into the sitting room, the kitchen is fitted with a range of wall and base units with stone and wood worktops over, integrated Neff 6 ring induction hob with tiled splashback and cooker hood over, one bowl sink and drainer with mixer tap, integrated Zanussi full-length dishwasher, integrated washing machine, pull out bin recycling drawers, integrated slimline wine cooler fridge, twin slide and hide Neff oven with Neff microwave oven, Neff bean-to-cup coffee maker, integrated fridge/freezer, wood breakfast bar, radiator, slate tiled flooring, door to lobby.

Sitting Room
Part of the extension with double glazed sliding patio doors to the garden, double glazed skylight window with blinds and a further double glazed window to the rear, electric heater, tiled floor, door to inner courtyard.

Garden Room
Two double glazed electric Integra Velux windows (featuring automatic open-close sensors), double glazed sliding patio doors to the garden, additional double glazed window, natural light window between the garden room and the kitchen, radiator, tiled flooring.

First Floor Landing
Stairs rise up from the dining room, airing cupboard with a Baxi combination boiler, stairs to the second floor.

Bedroom Two
Twin double glazed pvc sash windows to the front, radiator, built in wardrobes with battery storage integrated.

Bedroom Three
Double glazed window to the rear, radiator.

Bedroom Four
Double glazed window to the rear, radiator.

Bathroom
Modernised family bathroom, including Double obscure glazed window to the side, bath with plumbed shower over and monsoon raindrop shower head and glass screen, integrated w.c and vanity wash hand basin, light up mirror, extractor fan, chrome heated towel rail, part tiled walls, tiled flooring. Double obscure glazed window to the rear and double obscure glazed window to the side, a double walk in style shower with plumbed shower and slide back glass door, a.c and wash hand basin. a light up shaver mirror, additional vanity furniture, chrome heated towel rail, extractor fan, half tiled walls, tiled flooring, square arch to utility room.

SECOND FLOOR
Stairs rise from the first floor with wooden handrail and spindles, double obscure glazed window and door to:

Bedroom One
Double glazed electric Integra Velux windows (featuring automatic open-close sensors) built in wardrobe, radiator, air conditioning unit, oakwood flooring.

En-Suite
Double obscure glazed window to the rear and double obscure glazed window to the side, a double walk in style shower with plumbed shower and slide back glass door, a.c and wash hand basin. a light up shaver mirror, additional vanity furniture, chrome heated towel rail, extractor fan, half tiled walls, tiled flooring, door to laundry cupboard.

Utility Room
Double obscure glazed window to the rear, fitted shelving, tiled flooring

OUTSIDE

Rear Garden
A landscaped rear garden with a mixture of stone patio, Astro turf lawn, decking sitting area and pedestrian gate to rear, timber frames storage shed, . The garden enjoys a mature, well-stocked variety of plants, shrubs and flowers along with integrated lighting and power. The rear lane to the property is secured with gates all residents have keys for ease of access.

Front Garden
Wrought iron railings and brick wall, paved, electric car charging point, power point, pedestrian gate.

Tenure and Additional Information
We have been advised by the vendor that the property is Freehold.
Epc - B
Council Tax - E

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E&M



Approx Gross Internal Area
143 sq m / 1542 sq ft



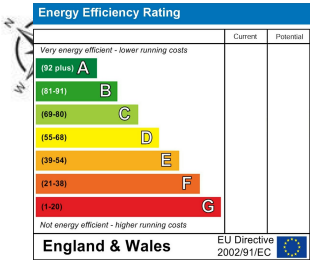
Ground Floor
Approx 59 sq m / 637 sq ft

First Floor
Approx 47 sq m / 508 sq ft

Second Floor
Approx 37 sq m / 397 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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