

# Fairwater Road

LLANDAFF, CARDIFF, CF5 2LD

**GUIDE PRICE £550,000**

**Hern &  
Crabtree**



# Fairwater Road

No chain. Occupying a prime position towards the corner of Fairwater Road, just a short stroll from Llandaff's historic village and cathedral, this charming semi-detached home offers an exciting opportunity for its next owner. Having been a much-loved residence for many decades, the property is now ready for modernisation, allowing buyers to truly make it their own.

The home features well-proportioned, square rooms and retains plenty of original character throughout. The accommodation briefly comprises an entrance hall, a spacious lounge, and a separate sitting room with doors opening onto the rear garden. There is also a fitted kitchen that flows into a dining area, creating a practical and sociable layout.

Upstairs, the property offers four bedrooms along with a family bathroom.

One of the standout features is the generous rear garden, providing excellent outdoor space, complemented by off-street parking to the front.

Llandaff village boasts a variety of local independent shops, cafés and restaurants along with being placed closed to the Taff Trail, Rowing Club and various amenities. The M4 can be easily accessed along with excellent public transport links to Cardiff city centre. Howells and Llandaff Cathedral School are in walking distance along with Bishop of Llandaff High School.



# 1318.00 sq ft

## Entrance

Entered via wood front door, double obscure glazed window to the side, radiator, stairs to the first floor with open beneath, picture rail.

## Living Room

Double glazed window to the front, radiator, picture rail, wood parquet flooring.

## Dining Room

Double glazed French windows to the rear, fireplace, picture rail, wood parquet flooring.

## Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with worktop over, stainless steel sink, integrated four ring gas hob with electric oven and grill, integrated dishwasher, space for washing machine.

## Breakfast Room

Windows to the front and side, radiator, built in cupboard, wood panel walls, combination boiler, tiled flooring.

## Cloakroom

Window to the side, vinyl flooring.

## First Floor Landing

Stairs rise up from entrance hall, access to loft space, picture rail.

## Bedroom One

Double glazed window to the front, radiator, picture rail, built in cupboards.

## Bedroom Two

Double glazed window to the front, radiator, access to loft space. Restricted height ceiling.

## Bedroom Three

Double glazed window to the rear, radiator, picture rail, built in cupboard.

## Bedroom Four

Double glazed window to the side, radiator, eaves storage.

## W. C.

Double glazed window to the rear, tiled walls, linoleum floor.

## Bathroom

Double obscure glazed window to the rear, bath, wash hand basin, radiator, tiled walls, linoleum flooring.

## Garden

Enclosed by timber fencing, cold water tap, large lawn, mature flower borders, garden shed, summer house., gate access to the side leads to the front.

## Front

Space for up to two vehicles, flowers and trees, timber fencing to one side.

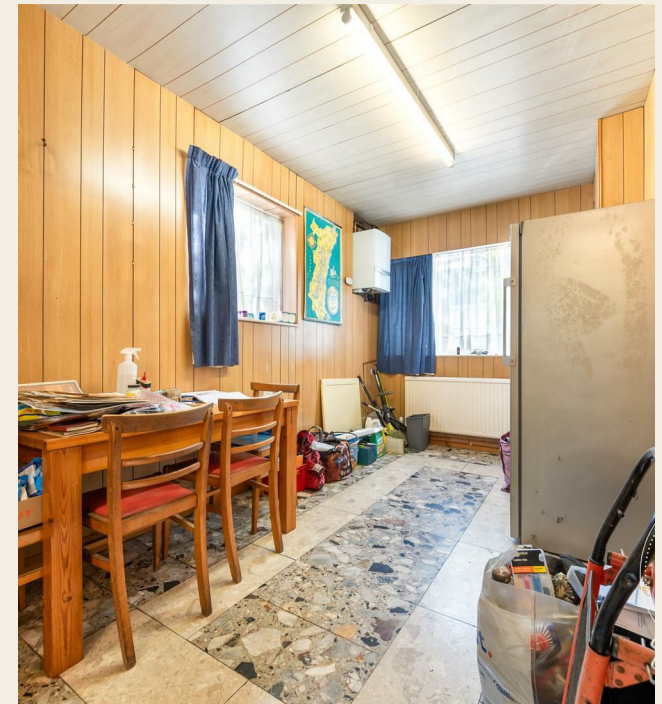
## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

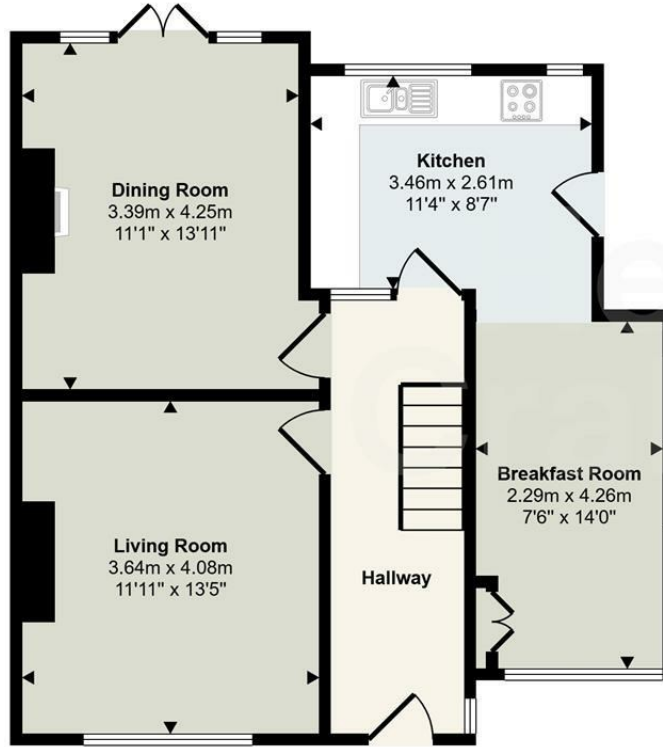
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



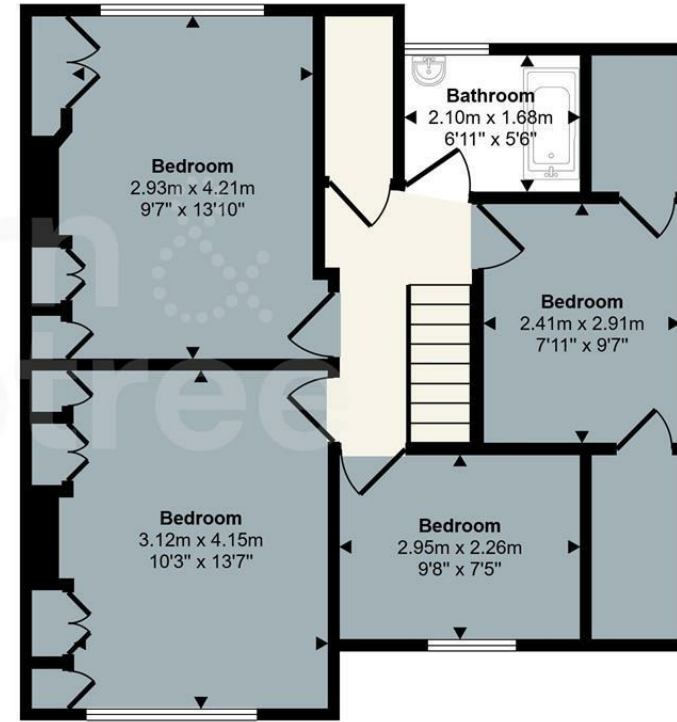


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
122 sq m / 1318 sq ft



Ground Floor  
Approx 60 sq m / 650 sq ft



First Floor  
Approx 62 sq m / 668 sq ft

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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