

# Fairwater Road

LLANDAFF, CARDIFF, CF5 2LH

**OFFERS IN EXCESS OF £465,000**

**Hern &  
Crabtree**



# Fairwater Road

No chain. A stylish, modernised three-storey townhouse situated in an exceptional position overlooking a quiet private green shaded by mature trees. Spacious throughout and featuring exceptionally large windows, the property offers a wonderful sense of light and space and is ready for its next owner to move straight in.

Originally designed as a three-bedroom home, the versatile accommodation briefly comprises: a porch, entrance hall, open-plan kitchen/dining/sitting area with doors out onto the garden, and a cloakroom on the ground floor.

The first floor features a generous and spacious lounge with a dual aspect, while the top floor offers two bedrooms (formerly three) and a modern shower room.

The property further benefits from an enclosed rear garden with side access, along with off-street parking to the front.

The Grange is a quiet cul-de-sac of similar privately owned homes, located within a few hundred yards of Llandaff Cathedral and the shops and restaurants of the High Street.



**1367.00 sq ft**

### Entrance

Open entrance porch with paved slabs leading to the front composite door.

### Hallway

Obscure double glazed window to the front. Stairs to the first floor. Panelled radiator. Power point. Tiled flooring. Door leading to the kitchen.

### Kitchen/Sitting/Dining Area

Large open plan kitchen, sitting and dining area. Large double glazed window to the front. Panelled radiator. The kitchen is fitted with a range of wall and base units with contrasting worktops. Neff five ring gas hob with extractor hood and Neff eye level oven. Sink and drainer unit with mixer tap. Centralised Island with power points. Built in freezer, fridge and space for a tumble dryer. Power points. Continuation of tiled flooring. Double French patio doors leading out to the rear garden. Utility cupboard with space and plumbing for a washing machine. Slatted shelving and a downstairs storage cupboard with a light. Door to inner lobby.

### Inner Lobby

Double glazed pvc door leading out to the rear garden and a further doors that leads to the cloakroom. Continuation of tiled flooring.

### Cloakroom

Obscure double glazed window to the side. W/c and wash hand basin with mixer tap and tiled splashback. Continuation of tiled flooring.

### FIRST FLOOR

Stairs from the ground flooring leading to the lounge.

### Lounge/Sitting Room

Large double glazed windows to the front and rear. Two panelled radiators. Power points. Spotlights to the ceiling. Television point and Bt telephone point. Stairs to the second floor.

### SECOND FLOOR

#### Landing

Sky light window. Power point. Doors to all rooms.

### Bedroom One/Two

Two rooms knocked into one large bedroom. Double glazed windows to the front. Panelled radiator. Power points.

### Bedroom Three

. Double glazed windows to the rear. Panelled radiator. Power points.

### Shower Room

Obscure double glazed window to the rear. Modern fitted shower with a rain drop shower head, enclosed with a glass screen. W/c and wash hand basin with mixer tap. Fully tiled walls and tiled floor. Up right panelled radiator. Electric shaver point. Spotlights.

### OUTSIDE

#### Tenure and additional information

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

#### 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.

#### Additional information provided by the seller

The green space opposite the houses is owned and maintained by the residents association as an amenity for us all to enjoy. It can't be sold or developed unless all the shareholders agree, so you'll always have a green open outlook from the house. Established in 2007 to secure ownership of the green land and prevent it from being sold off for development, e.g. housing, car parking etc. The Grange Resident Management Company was formed as a legal entity to enable this process. Each household was offered 1 share per household. Each share cost £1. In doing so, residents accepted liability for a share of the initial costs

(to reinstate land into good condition) and ongoing costs associated with upkeep, accountant fees, and insurance. The annual fee is currently £75.

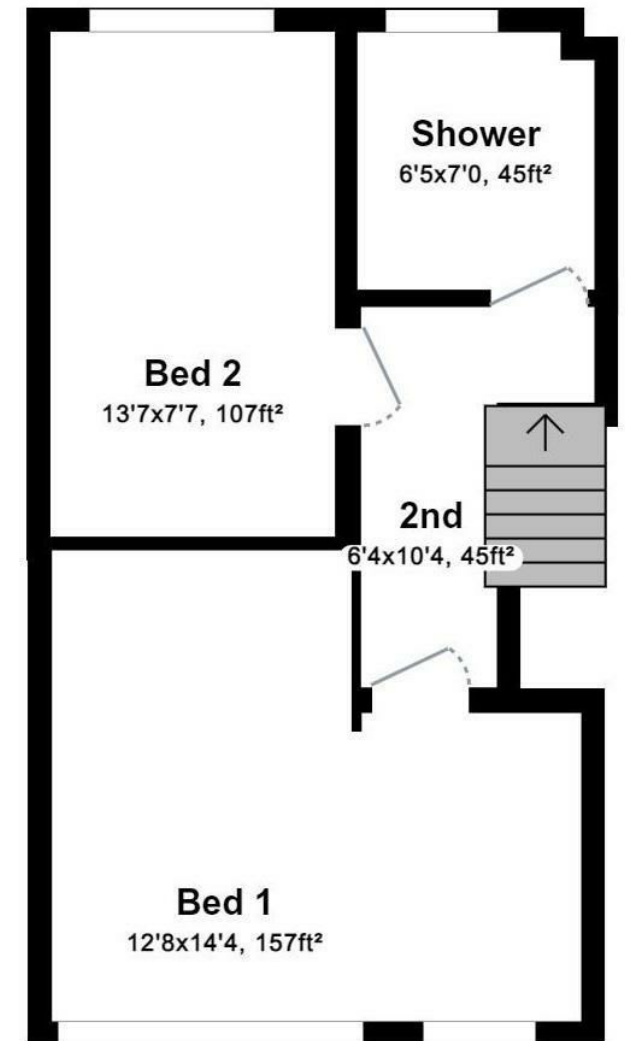
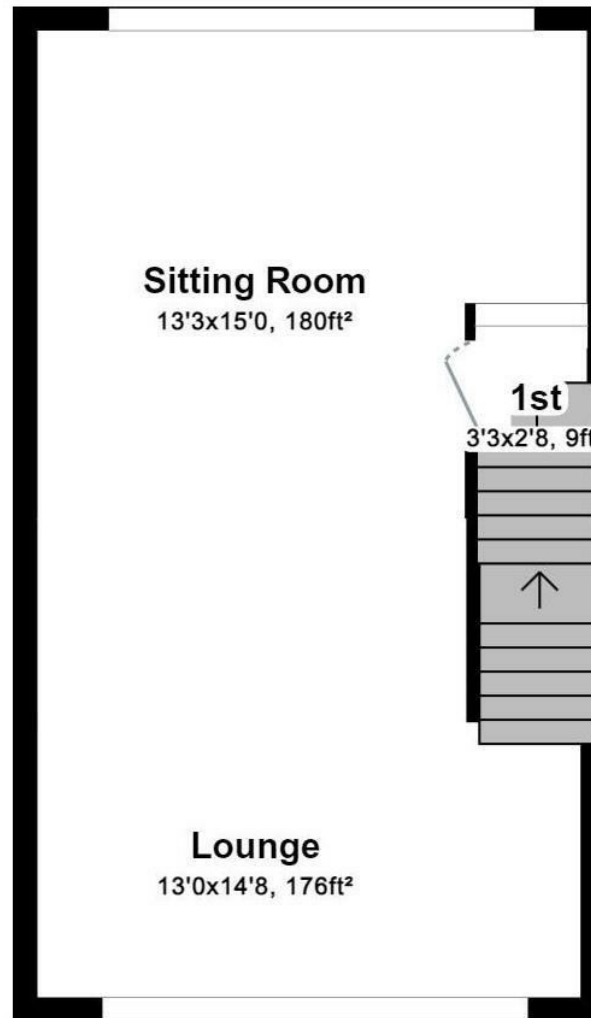
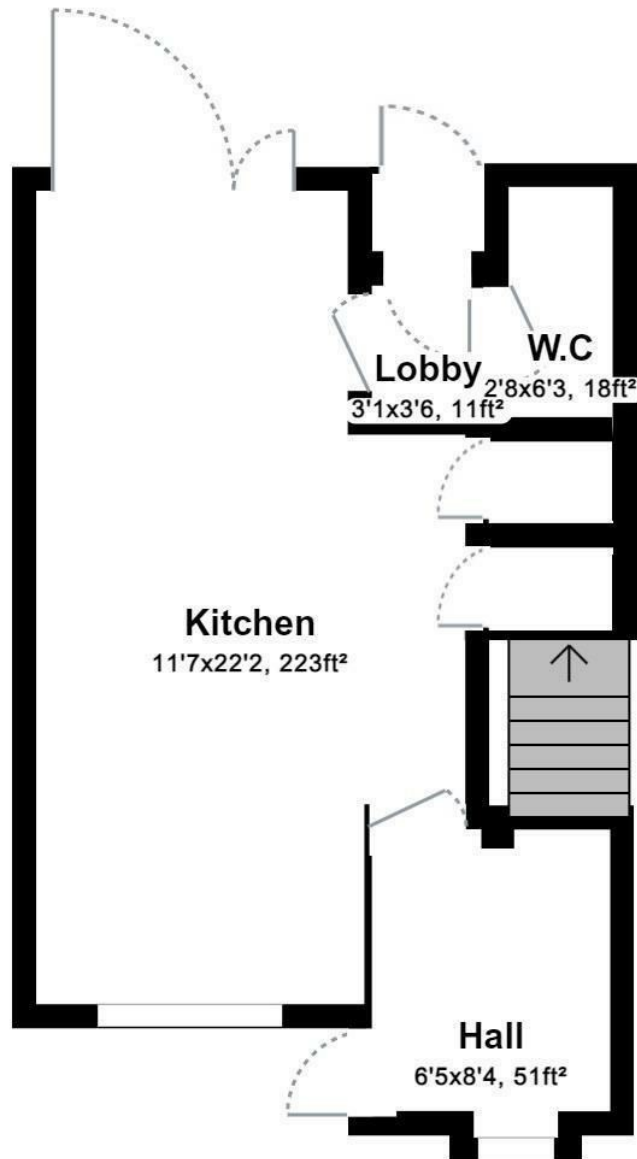
No.24 is one of the few houses in The Grange to have side access to the garden - I've always found it practical and very useful.

No.24 also comes with the strip of land which runs alongside the house at the side - an extra bit of garden that nobody else has! And a pond!

It's an amazing house to live in - because of the huge windows, it's comfortable, bright and airy and lovely to spend time in. I used to find myself sitting down in the living room to do something and then realise I'd just spent half an hour looking out of the window instead.







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

Good old-fashioned service with a modern way of thinking.

