Fairwater Road

LLANDAFF, CARDIFF, CF5 3JR

OFFERS IN EXCESS OF £480,000

Hern & Crabtree



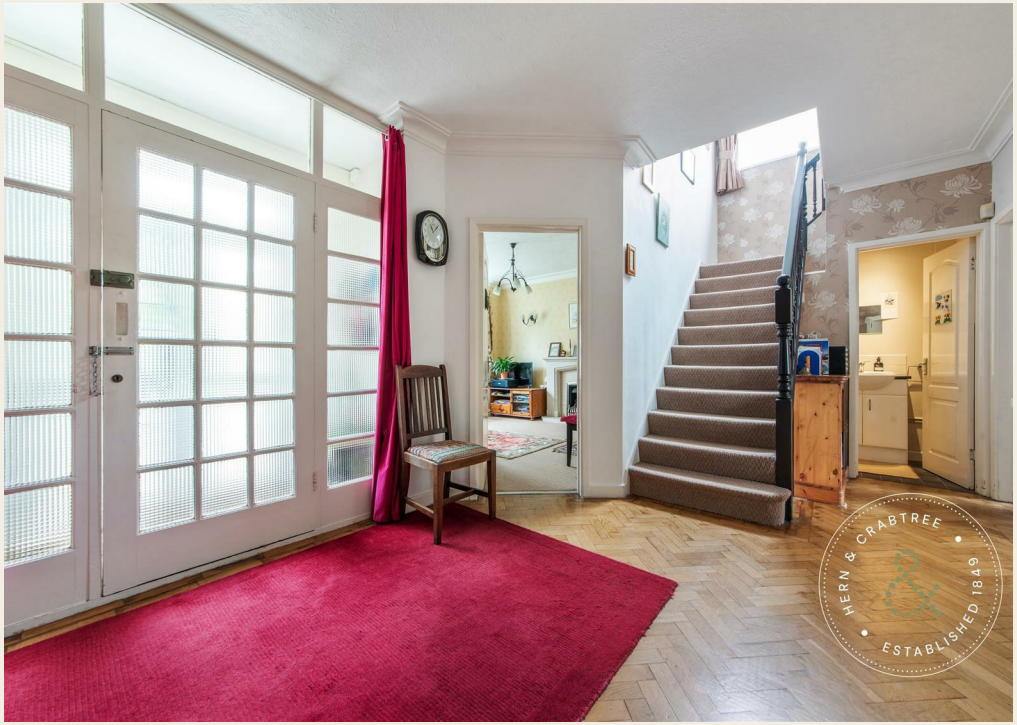
Fairwater Road

An extended four-bedroom semi-detached family home, set back, occupying a generous end plot on Fairwater Road in the highly sought-after area of Llandaff. Offering spacious and versatile living accommodation, a pleasant rear garden, and excellent access to highly regarded Welsh- and English-medium schools, this property presents an exceptional opportunity for growing families.

The well-appointed, flexible accommodation briefly comprises an entrance porch, a spacious entrance hall, cloakroom, living room, dining room, kitchen, utility room, study, and a ground-floor bedroom, which could alternatively be utilized as an additional reception room, playroom, or home office. A shower room completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from generous front and rear gardens, providing ample outdoor space for relaxation, entertaining, and family activities as well as having off street parking.

Fairwater Road is ideally positioned between Llandaff and Fairwater, the property enjoys convenient access to a wide range of local amenities. Llandaff Village, Fairwater Green, and Fairwater Park are all within easy reach, while Fairwater Railway Station is just a short walk away, providing excellent transport links to Cardiff City Centre and beyond.











Approx 1625.00 sq ft

Entrance
Entered via a double glazed pvc door into the porch.

Porch
laminate flooring. Internal door into the hallway.

Hallway
Stairs to the first floor. Parquet flooring. Coved ceiling. Radiator.

Cloakroom
W/c and wash hand basin. Laminate flooring.

Living Room
Double glazed bay window to the front. Coved ceiling. Feature gas fireplace with marble hearth and surround. Radiator.

Dining Room
Aluminium glazed French doors to the rear. Coved ceiling. Parquet flooring. Radiator.

Kitchen
Double glazed window to the rear. The kitchen is fitted with Oak wall and base units with laminate worksurfaces. Tiled splashback. Stainless steel sink and drainer. Tiled flooring. Radiator. Space and plumbing for a dishwasher.

Utility
Aluminium French doors to the rear. Double glazed window to the side. Space and plumbing for a washing machine. Tiled flooring.

Downstairs Bedroom
Double glazed window to the front. Radiator.

Study
Double glazed window to the side. Radiator.

Shower Room
Shower, Wash hand basin, Tiled wall. Radiator.

FIRST FLOOR
Dog leg staircase to the first floor. Double glazed window on half landing.

Landing
Loft access hatch. Large cupboard housing gas central heating boiler. Wooden banister.

Bathroom
Obscure double glazed window to the rear. Part tiled walls. Shower, bath, w/c and wash hand basin. Heated towel rail. Laminate floor.

Bedroom One
Double glazed bay window to the front. Coved ceiling. Dado rail. Radiator.

Bedroom Two
Double glazed window to the rear. Coved ceiling. Built in wardrobe. Radiator.

Bedroom Three
Double glazed window to the front. Radiator.

OUTSIDE

Front
Enclosed with hedge and wall borders.

Side
Space for a car to the side.

Rear Garden
Enclosed rear garden with timber fencing to the sides. Large paved patio sitting area. Wooden decked area. Lawn area. Mature flower beds. Garden shed. Cold water tap. Access to the front with pedestrian gate.

Additional Information
We have been advised by the vendor that the property is Freehold.
Council Tax - F
Epc - C

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations.

Council Tax Band: F

Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.
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.









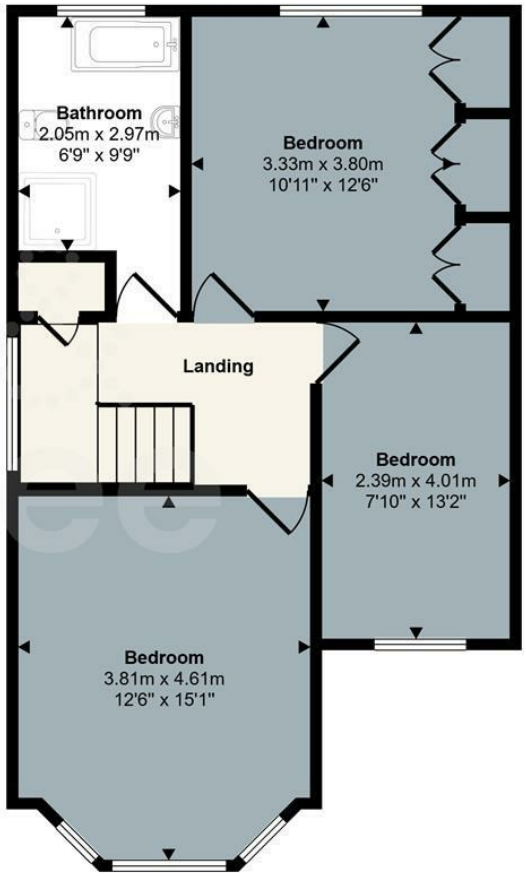


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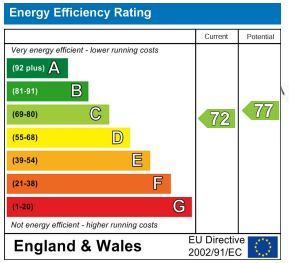
Approx Gross Internal Area
151 sq m / 1625 sq ft



Ground Floor
Approx 92 sq m / 991 sq ft



First Floor
Approx 59 sq m / 634 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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