

Fairwater Grove West

LLANDAFF, CARDIFF, CF5 2JP

GUIDE PRICE £325,000

Hern &
Crabtree



Fairwater Grove West

No Chain. Situated towards the upper end of the ever-popular Fairwater Grove West in Llandaff, this larger style, traditional double bay fronted, three-bedroom semi-detached home offers spacious accommodation, a modern layout, and a generous sunny rear garden.

Blending period charm with contemporary living, the property is ready for its next owners to move straight in while offering the perfect opportunity to personalise and make it their own.

The accommodation briefly comprises an inviting entrance hall with original-style period tiled flooring, a bright bay-fronted lounge, and a superb open-plan kitchen/dining room with bi-fold doors opening onto the rear garden, creating an ideal space for both family living and entertaining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a fantastic-sized, sunny aspect rear garden with a single garage and rear lane access, while off-street parking to the front completes this highly desirable home.

Perfectly suited to first-time buyers and growing families alike, the property enjoys an excellent location within easy reach of local amenities. Two railway stations are just a short walk away, while regular bus services provide convenient access to the city centre. The vibrant areas of Llandaff, Fairwater and Canton offer an excellent selection of cafés, shops and everyday conveniences nearby.



968.00 sq ft

Entrance Hall

Entered via pvc front door, stairs to the first floor, picture rail, radiator, utility meters, original tiled floor.

Understairs W.C

Double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled floor.

Living Room

Bay window to the front, radiator, coved ceiling, wooden fireplace with tiled hearth.

Dining room

Double glazed tri- fold doors lead out to the garden, radiator, coved ceiling, built in shelves, fireplace, wooden floor, archway to the kitchen.

Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with worktop over, stainless steel sink, a four ring electric hob, integrated oven and grill combi and integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge, coved ceiling, recess lights, tiled floor.

First Floor Landing

Stairs rise up from the hall, coved ceiling.

Bedroom One

Bay window to the front, radiator, coved ceiling, cast iron fireplace, wardrobes included.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in cupboard one housing the combination boiler.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the rear, bath with Triton power shower, w.c and wash hand basin, radiator, tiled walls, laminate floor.

Rear Garden

Shrubs on one side and wall and trellis, decked area, steps down to a lawn area, garden shed, cold water tap, gate to the rear lane.

Garage

A single garage accessed via the lane.

Front

Parking for one vehicle, low rise brick wall, double driveway gates, gate to the side of the house.

Tenure and additional information

We have been advised the property is freehold and the council tax band is E.

Disclaimer

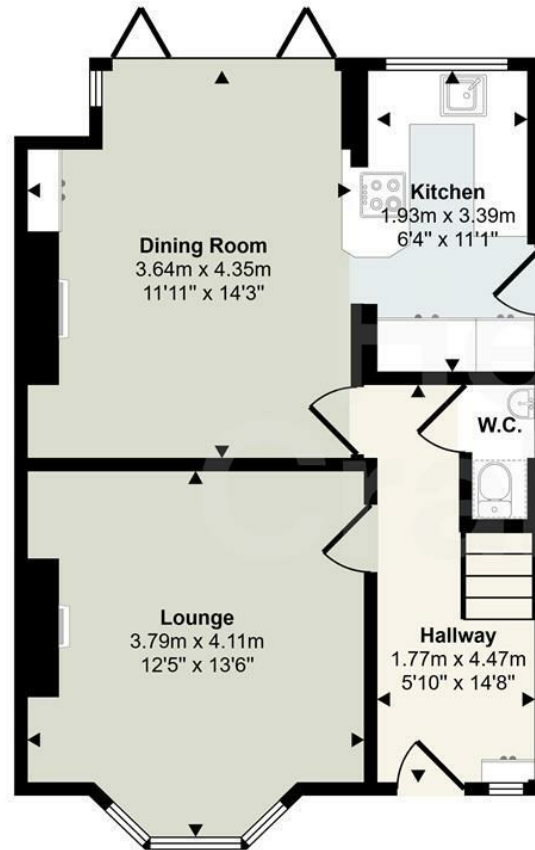
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

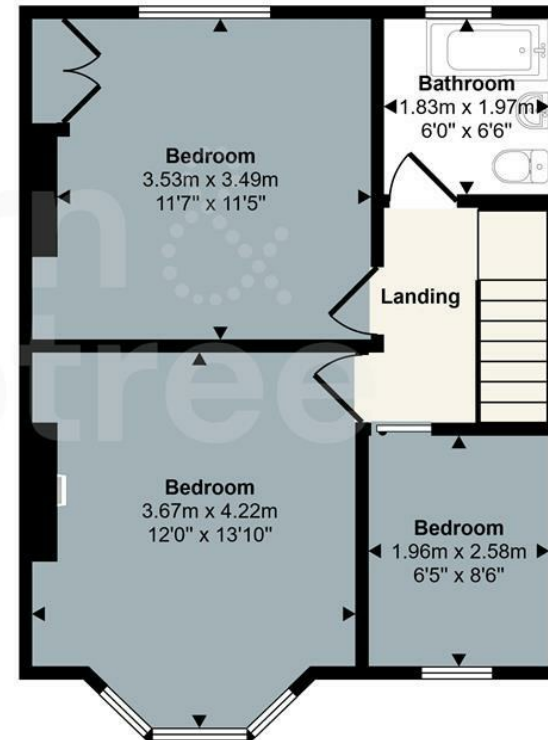




Approx Gross Internal Area
90 sq m / 968 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft



First Floor
Approx 43 sq m / 466 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

