

Fairwater Grove West

LLANDAFF, CARDIFF, CF5 2JQ

OFFERS IN EXCESS OF £340,000

**Hern &
Crabtree**



Fairwater Grove West

Perfectly positioned in the sought-after location of Fairwater Grove West, this delightful family home offers a perfect blend of traditional character and modern convenience. Situated in Llandaff, one of Cardiff's most prestigious and well-connected areas, the property enjoys easy access to both the city centre and the natural beauty of surrounding parks and green spaces.

The house is ideal for families and professionals alike, offering spacious living areas and a bright, welcoming feel throughout. The ground floor comprises a generous lounge with a feature fireplace, a separate sitting room, and a spacious dining area that opens onto a lovely size rear garden. The well-equipped kitchen is ideal for those who love to entertain, complete with skylights and French doors opening to the garden. A convenient shower room, utility, and ample storage space further enhance the property's appeal.

Upstairs, three bedrooms provide flexible accommodation, including a versatile study/third bedroom. The family bathroom is modern and stylish, with a bath, rain shower, and vanity cupboard. Outside, the enclosed rear garden offers a mix of mature shrubs, flower borders, and both paved and decked seating areas perfect for relaxing or entertaining.

Llandaff is a vibrant, historic area of Cardiff with excellent local amenities, schools, and leisure options. A range of independent shops, cafes, and restaurants are within easy reach, and transport links into Cardiff city centre are exceptional, making this location perfect for those needing quick access to work or leisure. With plenty of parks and green spaces nearby, including Llandaff Fields, this property offers the perfect balance of urban living with access to nature.



1106.00 sq ft

Entrance

Access via a double-glazed composite door to the side aspect, with stained glass windows. The hallway features chequered tiled oak wood floors, stairs rise up to the first floor. There is a double-glazed, obscure window to the side and a radiator.

Shower Room

Conveniently located off the hallway, the shower room benefits from a double-glazed window to the front. It is fitted with a double shower quadrant with plumbed shower and a sliding glass door and screen. w.c and vanity wash hand basin with mirrored cupboards. Space and plumbing for a washing machine with a worktop over. An extractor fan, towel rail, part-tiled walls with a vinyl floor.

Lounge

Double-glazed box bay window to the front and a radiator beneath. A feature cast iron fireplace and a coved ceiling.

Sitting Room

A bifold glazed wooden door separates the sitting room from the dining area, allowing natural light to flow through. Wood laminate flooring, a radiator, and a feature cast iron fireplace.

Dining Room

Part of a rear extension, double-glazed French doors leading out to the rear garden and a double-glazed skylight. The room features wood laminate flooring and an archway through to the kitchen

Kitchen

The kitchen boasts double-glazed skylight windows and French doors leading to the rear garden. Fitted with a range of wall and base units, complementary worktops, a one-and-a-half bowl ceramic sink with a swan neck mixer tap, and an integrated full-length Hotpoint dishwasher. Other appliances include an integrated double oven and grill, an electric ceramic hob, and an extractor fan. There is also a concealed Worcester gas combination boiler, vertical radiator, and a series of spotlights

First Floor Landing

The stairs lead up to the first-floor landing, which is fitted with wooden handrails and spindles. A double-glazed window to the side provides natural light. Access to insulated part boarded loft.

Bedroom One

Double-glazed window to the front, a vertical radiator.

Bedroom Two

Double-glazed window to the rear and a radiator.

Bedroom Three

A versatile space that can be used as a bedroom or study, with a double-glazed obscure window to the front and a radiator. Wood laminate flooring

Bathroom

Double-glazed, obscure window to the rear. It is fitted with a bath and a raindrop showerhead with a glass bifold screen, WC, wash basin with a vanity cupboard, a heated towel rail, shaver point, mirrored vanity cupboard, and part-tiled walls with tiled flooring

Rear Garden

The enclosed rear garden features a selection of mature shrubs and flower borders. There is a paved patio area, a lawn, and further paved sitting areas, including a raised decked sitting area. A timber-frame storage shed is included, and there is gate access to a rear lane. An additional side storage shed provides access to the front garden and rear garden.

Front

The front of the property has a key block-paved hardstand, along with a side path that leads to the front door. A secondary door provides access to the side storage shed, which interconnects with the rear garden. There is an outside cold water tap, electric car charging point, and flower borders to the end.

Additional Information

Llandaff – a desirable and well-established suburb of Cardiff, known for its historic charm, excellent schools, and green spaces.

Transport Links – Easy access to Cardiff city centre via public transport or by car.

Local Amenities – Close proximity to a selection of shops, cafes, and eateries, as well as nearby recreational areas such as Llandaff Fields and the Cardiff International Sports Village.

Schools – The property is within reach of reputable schools, making it an ideal location for families.

This property offers not only a comfortable home but also a lifestyle in a vibrant and connected community

Tenure

We have been advised by the seller that the property is freehold.

Disclaimer

Disclaimer: Property details are provided by the seller and not

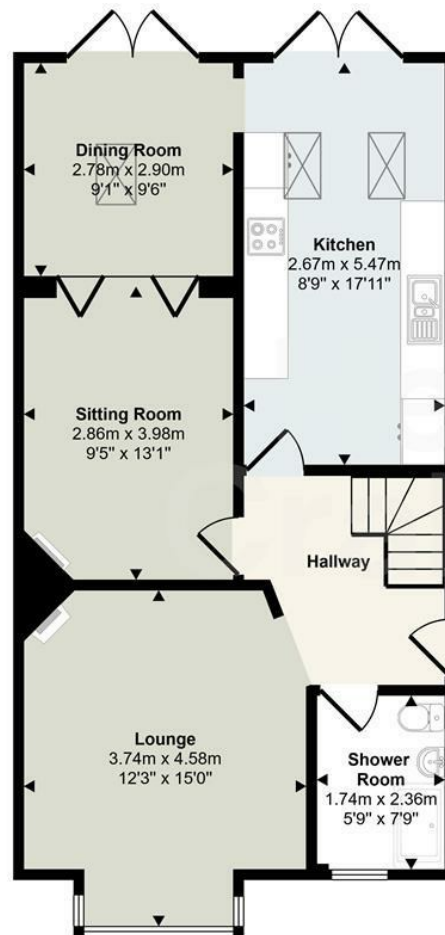
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





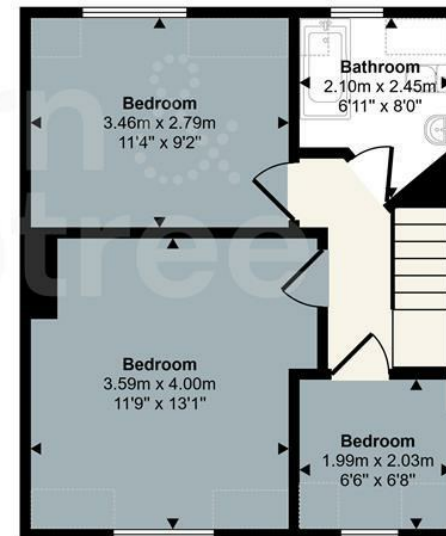
Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 63 sq m / 679 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.



First Floor
Approx 40 sq m / 428 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



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