Fairwater Grove East

LLANDAFF, CARDIFF, CF5 2JW

OFFERS IN EXCESS OF £399,995

Hern & Crabtree

Fairwater Grove East

Situated on the highly sought-after Fairwater Grove East in Llandaff, this spacious and well-presented four-bedroom mid-terraced property offers generous accommodation arranged over three floors, making it an ideal choice for families.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, a separate dining/sitting room, a fitted kitchen and a family bathroom.

To the first floor are three well-proportioned double bedrooms, while the second floor features an impressive fourth double bedroom complete with an en-suite shower room, providing a private and versatile space.

Externally, the property benefits from a generous rear garden, offering excellent space for outdoor entertaining and family enjoyment, along with the added advantage of off-road parking to the front.

Fairwater Grove East is located within a stone's throw of two railway stations, good public transport via bus into the city centre along with an excellent selection of cafés, shops and amenities via Llandaff, Fairwater and Canton. Internal viewings are a must!

Approx 1316.00 sq ft

Council Tax Band: E

Entrance Porch
Open porch to the front. UPVC glazed door into the hallway.

Hallway
Coved ceiling. Stairs to the first floor with open understairs storage. Radiator. Indian slate flooring.

Lounge
Double glazed bay window to the front. Coved ceiling with ceiling rose. Radiator. Fireplace. Built in storage.

Sitting Room
Double glazed patio doors to the rear. Wooden flooring. Radiator.

Kitchen
Double glazed window to the side and pvc glazed door to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Five ring integrated gas hob with electric oven and grill. Stainless steel sink and drainer. Integrated washing machine and dishwasher. Space for an American fridge/freezer. Recess lights. Coved ceiling. Indian slate flooring matching the hallway.

Bathroom
Obscure double glazed window to the rear. Bath with shower plumbed, w/c and wash hand basin. Recess lights. Tiled walls. Non slip flooring. Radiator.

FIRST FLOOR

Landing
Stairs to the second floor. Wooden banister.

Bedroom Three
Double glazed window to the side. Laminate flooring. Feature cast iron fireplace. Radiator. Airing cupboard.

Bedroom Four
Double glazed window to the rear. Radiator. Wood laminate flooring.

Bedroom Two
Two double glazed windows to the front. Radiator.

SECOND FLOOR
Wooden banister.

Bedroom One
Double glazed window to the rear. Double glazed skylight window to the front. Recess lights. Radiator. Storage into the eaves. Door to en-suite.

En-Suite
Double glazed Skylight window to the front. Walk in shower, w/c and wash hand basin. Radiator.

OUTSIDE

Front
Driveway to the front. Low rise wall.

Rear Garden
Enclosed with brick wall and fencing. Path leading to the rear with pedestrian gate leading out to the rear lane. Decked sitting area to the rear. Bike shed. Storage shed and greenhouse. Lawn area. Mature flower beds to the sides.

Tenure and additional charges
We have been advised the property is freehold.
Council Tax - E
EPC=D

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.

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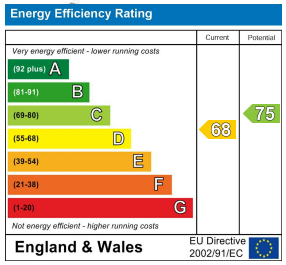
Approx Gross Internal Area
122 sq m / 1316 sq ft

Ground Floor
Approx 54 sq m / 578 sq ft

First Floor
Approx 46 sq m / 493 sq ft

Second Floor
Approx 23 sq m / 246 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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