

# Fairwater Grove West

LLANDAFF, CARDIFF, CF5 2JR

GUIDE PRICE £399,950

Hern &  
Crabtree



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This simply stunning three-bedroom mid-terrace home has been thoughtfully extended and transformed to create a stylish and contemporary living space, ideally positioned at the top of the ever-popular Fairwater Grove West in Llandaff.

The heart of the home is the impressive open-plan kitchen, dining and sitting area, designed for modern family living and entertaining. Flooded with natural light, this superb space features large French doors that open directly onto the generous rear garden, seamlessly blending indoor and outdoor living.

Lovingly improved by the current owner, the accommodation is both light-filled and spacious throughout. The ground floor briefly comprises an inviting entrance hall, cloakroom/WC, comfortable lounge, and the outstanding open-plan kitchen, dining and family area. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a fantastic-sized rear garden, ideal for families and outdoor entertaining, along with a useful storage shed and rear lane access.

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.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



# 1057.00 sq ft

## Entrance

Storm porch with original tiling, then entered via a pvc front door, coved ceiling, stairs to the first floor with open storage beneath, radiator, wood parquet flooring.

## Cloakroom

Fitted with w.c and wash hand basin, heated towel rail, wood panel wall and tiled floor.

## Living Room

Double glazed bay window to the front with fitted shutters, radiator, coved ceiling, open fireplace, wood parquet flooring.

## Kitchen/Dining room

Double glazed patio doors to the rear, double glazed sash window to the rear, kitchen has wall and base units with worktop over, a ceramic sink and drainer, a five ring gas hob with integrated double oven and grill, integrated microwave, integrated dishwasher, central island with space and plumbing for a washing machine, recess lights, wood burner set on a slate hearth, radiator and vertical radiator, coved ceiling, wooden floor, and tiled floor in kitchen area.

## First Floor Landing

Stairs rise up from the hall with wooden handrail, access to loft space, built in airing cupboard housing, recess lights, coved ceiling.

## Bedroom One

Double glazed bay window to the rear, radiator, recess lights, coved ceiling, built in wardrobes.

## Bedroom Two

Double glazed sash window to the front, radiator, recess lights, coved ceiling.

## Bedroom Three

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

## Bathroom

A three peice bathroom suite comprising bath with shower over, low level w.c and a wash hand basin.

## Garden

Enclosed by timber fencing and hedge, paved, lawn and decked area, cold water tap.

## Front

Low rise wall and fencing, pedestrian gate, steps to the front door.

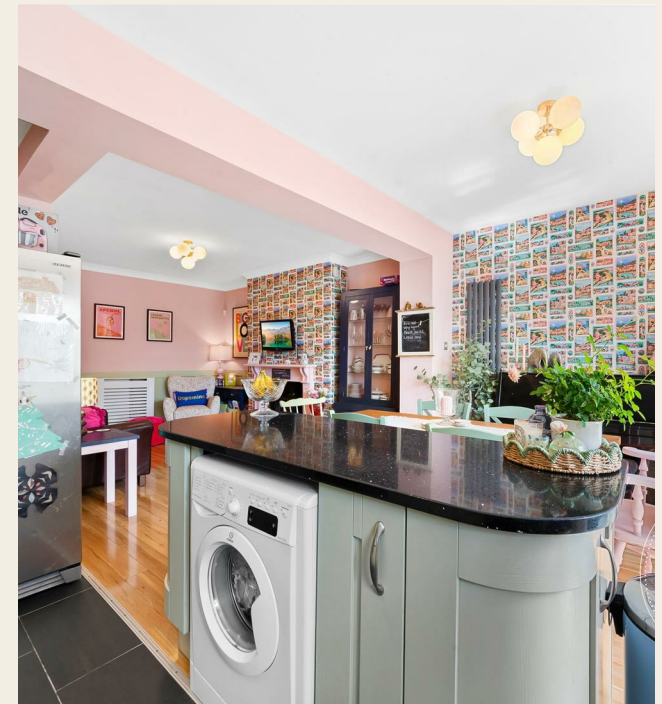
## Tenure and Additional information

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

## Disclaimer

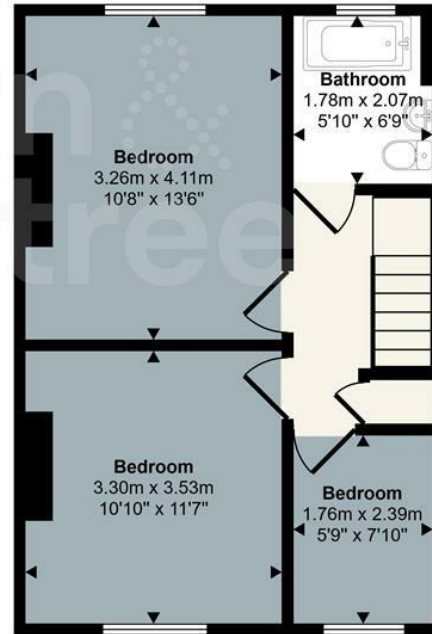
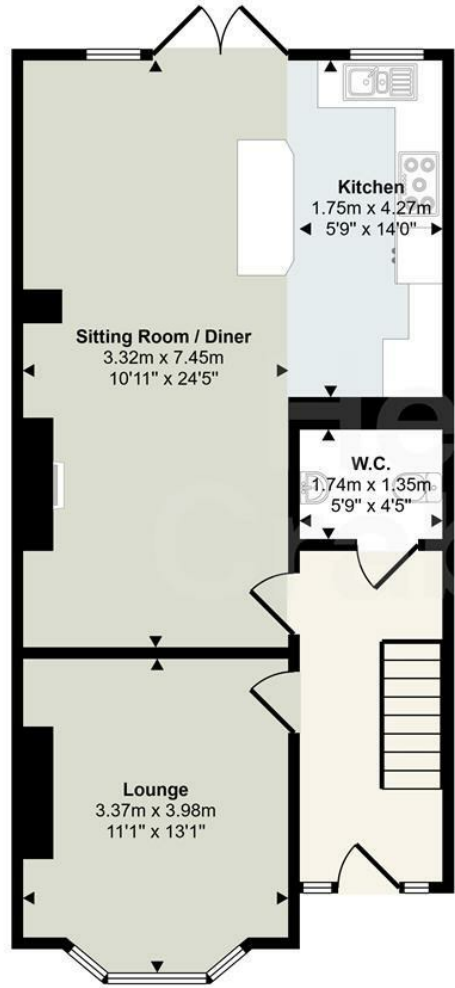
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area  
98 sq m / 1057 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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