

# Fairwater Grove East

LLANDAFF, CARDIFF, CF5 2JT

GUIDE PRICE £320,000

Hern &  
Crabtree



# Fairwater Grove East

A charming bay-fronted three-bedroom end-of-terrace home, ideally positioned on the corner of the ever-popular Fairwater Grove East in Llandaff.

This light-filled and spacious property offers well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright lounge with bay window, a versatile dining/sitting room, and a fitted kitchen.

Upstairs, the first floor hosts three bedrooms along with a modern family bathroom suite.

Externally, the property benefits from a tiered rear garden with convenient rear lane access, providing both outdoor space and practicality.

Perfectly located, Fairwater Grove East is just a short walk from two railway stations and benefits from excellent public transport links into the city centre. A wide range of cafés, shops, and local amenities can be found nearby in Llandaff, Fairwater, and Canton.

Early internal viewing is highly recommended to fully appreciate what this lovely home has to offer.



# 926.00 sq ft

## Entrance Hall

Entered via pvc front door with obscure glass panel either side, coved ceiling, dado rail, radiator, boxed in meters, stairs to the first floor, wooden flooring.

## Living Room

Double glazed bay window to the front, radiator, coved ceiling, dado rail, fireplace with wooden mantle.

## Dining Room

Double glazed window to the rear, coved ceiling, radiator, fireplace with wooden mantle and tiled hearth, wooden flooring.

## Kitchen

Double glazed window to the rear and door to the rear with double obscure glazed panel, kitchen fitted with a range of wall and base units with worktop over, tiled splashback, ceramic sink and drainer, integrated four ring gas hob with integrated oven and grill combi, space for fridge, space for washing machine.

## First Floor Landing

Stairs rise up from the hall with wooden handrail, dado rail, coved ceiling, access to loft space, radiator.

## Bedroom One

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

## Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, cupboard housing the combi boiler.

## Bedroom Three

Double glazed window to the front, radiator, coved ceiling, built in cupboard.

## Bathroom

Double obscure glazed window to the rear, bath with power shower over, w.c and wash hand basin, radiator, coved ceiling, tiled walls, laminate flooring.

## Rear Garden

Enclosed garden with wall, gravel area, Astro turf and sitting area, door to the side lane.

## Front

Low rise wall, pedestrian gate.

## Tenure and additional information

We have been advised by the seller that the property is Freehold and the council tax band is E.

## 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.







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