

Fairwood Close

LLANDAFF, CARDIFF, CF5 3QP

GUIDE PRICE £220,000

Hern &
Crabtree



Fairwood Close

Tucked away in the sought-after location of Fairwood Close in Llandaff, this beautifully maintained two bedroom cluster house is perfect for first-time buyers, young families, or anyone looking to downsize without compromise.

Inside, the home offers a bright and spacious lounge, a modern kitchen/diner to the ground floor. To the first floor are two bedrooms and a bathroom suite. There is the generous garden space to the front as well as having an allocated parking space

Located within easy walking distance of local shops, schools, bus routes, and just moments from Llandaff Village and the train station, this home combines peaceful residential living with excellent convenience.

Homes like this don't stay on the market for long, early viewing is essential to appreciate everything on offer.



680.00 sq ft

Entrance

Entered via a composite front door, double glazed window to the side.

Living Room

Double glazed window to the front, radiator, stairs to the first floor with understairs storage cupboard, wood laminate flooring.

Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with worktop over, one and a half stainless steel sink and drainer, a four ring induction hob with oven and grill beneath, space and plumbing for a washing machine, combination boiler is set on the wall.

First Floor

Stairs rise up from the living room, access to loft space.

Bedroom One

Double glazed window to the front, radiator, storage cupboard housing the hot water cylinder.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

Fitted with bath, Triton power shower, w.c and wash hand basin, radiator, wood laminate flooring.

Front

Enclosed by timber fencing, paved and gravel area, cold water tap, and path to side.

Tenure and additional information

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

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		64
(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

