Fairwater Road

LLANDAFF, CARDIFF, CF5 3JR

GUIDE PRICE £565,000

Hern & Crabtree



Fairwater Road

Perfectly positioned within a quiet row of modern homes, set back from Fairwater Road in the desirable area of Llandaff, this beautifully presented four-bedroom detached property offers generous and versatile living accommodation throughout, complemented by an integral garage, off-street parking and a well-maintained rear garden.

The ground floor features a welcoming entrance hall, a convenient cloakroom, and a versatile home office or playroom. A separate dining room flows seamlessly into the spacious lounge, creating a sociable and flexible area for both everyday living and entertaining.

The modern fitted kitchen provides a practical and stylish heart to the home, with a conservatory adding valuable additional living space and enjoying views over the rear garden.

Upstairs, the property offers four generously proportioned bedrooms. The impressive main bedroom benefits from its own en-suite bathroom, while the remaining bedrooms provide excellent flexibility for family living, guests or further home-working space. A well-maintained family bathroom completes the first floor.

Outside, the rear garden provides a pleasant and private space to relax and enjoy, while the driveway and integral single garage offer valuable off-street parking and storage.

Fairwater Road is situated conveniently between Llandaff and Fairwater. The charming Llandaff village is close by, alongside Fairwater Green and Park. Fairwater train station is also just a short stroll away, providing convenient rail connections to Cardiff city centre and beyond. The property is within walking distance of a range of excellent primary and secondary schools, making it particularly well suited to families.











Approx 1798.00 sq ft

Entrance
Entered via pvc front door, coved ceiling, radiator, stairs to the first floor with understairs storage, engineered oak flooring.

Dining Room
Double obscure glazed windows to the front and rear, radiator, coved ceiling, engineered oak flooring.

Living Room
Double glazed bi fold doors to the rear, radiator, coved ceiling, wood burner set in a slate fireplace, pvc door to the conservatory.

Conservatory
Double glazed windows all around.

Kitchen
Double glazed window to the conservatory, wall and base units with worktop over, gas hob, integrated oven, space for dishwasher, double basin, double glazed door to the side.

Utility
Double obscure glazed window to the side, coved ceiling, sink, space for washing machine and tumble dryer, access to the boiler, radiator, access from the garden and the kitchen.

Cloakroom
Fitted with w.c and vanity wash hand basin, heated towel rail, tiled flooring.

Second Reception Room
Double glazed window to the front, radiator, coved ceiling, varnished floorboards.

First Floor Landing
Stairs rise up from the hall, coved ceiling, access to loft space., storage cupboard.

Bedroom One
Double glazed window to the rear, radiator, coved ceiling, fully fitted Sharps wardrobes.

En Suite
Double obscure glazed window to the side, bath, shower, w.c and vanity wash hand basin, wall mirror, heated towel rail, tiled walls, tiled floor.

Bedroom Two
Double glazed window to the front, coved ceiling, radiator.

Bedroom Three
Double glazed window to the rear, radiator, coved ceiling, storage cupboard.

Bedroom Four
Double glazed window to the front, coved ceiling, radiator.

Bathroom
Double obscure glazed window to the side, bath, shower cubicle with rainforest shower head and hand held shower head, w.c and wash hand basin, heated towel rail, tiled flooring.

Garage
With power and light.

Front
Driveway parking for two to three cars, hedges and trees, electric car charging point, access to garage plus side gate giving access from front to rear of property.

Garden
Enclosed by timber fencing, accessed from kitchen and living room, stone patio, lawn, flower beds and fruit trees, garden shed.

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.

Tenure and additional Information
We have been advised that the property is freehold. Council tax band is F.
Excellent neighbors and quiet location opposite local park.

Council Tax Band: F

Property benefits from not being overlooked from front or rear of property. This house has been a happy familyhome for over 10 years.









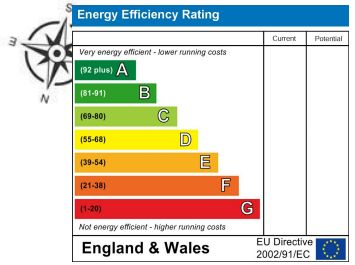


Approx Gross Internal Area
167 sq m / 1798 sq ft



Ground Floor
Approx 95 sq m / 1021 sq ft

First Floor
Approx 72 sq m / 777 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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Hern & Crabtree

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