

Fairwater Grove East

LLANDAFF, CARDIFF, CF5 2JS

OFFERS IN EXCESS OF £425,000

**Hern &
Crabtree**



Fairwater Grove East

Simply Stunning! A traditional four double bedroom mid-terrace house that has been extensively improved and transformed to make the perfect family home. Placed on this popular street in Llandaff, this property will certain to attract high demand.

Beautifully presented throughout, the light and spacious accommodation with many original features is set over three floors and briefly comprises: Entrance Hall, Cloakroom, Open Lounge/Sitting Room and an Open Plan Kitchen/Diner with French Doors Out Onto The Rear Garden to the ground floor. To the first floor are Three Double Bedrooms with an En-Suite to Bedroom Two and a modern Four Piece Family Bathroom Suite. The Loft has been converted to a bedroom and flexible office and living space, with an En-Suite. The property further benefits from a sunny west facing private rear garden with rear lane access.

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 for the wonderful family home to be fully appreciated!



1649.00 sq ft

Entrance Porch

Entered via double glazed French doors with window above.

Hallway

Entered via a double glazed pvc door, wood flooring, radiator, stairs to the first floor with understairs storage and cloakroom, coved ceiling, dado rail.

Understairs Cloakroom

With w.c and wash hand basin, extractor fan, heated towel rail, wood flooring.

Living Room/Sitting Room

25'1 max into bay x 13' max into recess
Double glazed pvc bay window to the front, radiator, cast iron fireplace with tiled sides, wooden mantle and granite hearth, coved and papered ceiling, double glazed door to the garden, built in storage cupboard and shelving, chimney breast recess, radiator.

Kitchen/Diner

24'3 max x 11'7 max
Double glazed window to the side and double glazed French doors to the rear garden, bespoke units to recess, radiator, cast iron feature fireplace with a granite hearth, tiled flooring, spotlights, kitchen fitted with wall and base units with granite worktops over, one and a half bowl sink and drainer with mixer tap, Beko dishwasher, five ring gas hob and integrated Hotpoint oven and Aeg microwave, integrated Beko washing machine, integrated fridge and base freezer.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and spindles, dado rail, radiator, stairs to bedroom four.

Bedroom One

17'2 max x 13'10 max
Double glazed bay and a half to the front with bay window seat, cast iron fireplace, radiator, coved ceiling, built in storage cupboard, built-in wardrobe.

Bedroom Two

11'8 max x 9'8 max
Double glazed window to the rear and to the side, radiator, door to:

En Suite

7'7 x 3'11
Double obscure glazed window to the side, w.c, wash hand basin and double shower with plumbed shower, heated towel rail, shaver point, extractor fan, part tiled walls, tiled flooring.

Bedroom Three

10'10 x 11'3 max
Double glazed window to the rear, radiator, dado rail, picture rail, coved ceiling.

Bathroom

10'3 max x 7'6 max
Double obscure glazed window to the side, bath, w.c and wash hand basin and corner shower with plumbed shower, heated towel rail, airing cupboard with gas boiler, shaver point, mirrored vanity cupboard, tiled flooring.

Second Floor

Stairs rise up from the first floor landing, skylight window.

Bedroom Four

10'4 max x 10'5 expanding to 13'3
Double glazed skylight window to the front and the rear, radiator, alcove storage, one crawl loft space opening to an extended standing room loft space for storage, sitting nook with triangular window at the gable end of the room. Floor to ceiling height is 7'2 max.

En Suite

5' x 4'11
Fitted with a shower with electric shower, w.c and wash hand basin, heated towel rail, extractor fan, tiled walls and flooring.

Rear Garden

Enclosed rear garden, lawn, paved patio and additional patio sitting area, timber framed storage shed, outside cold water tap, power and light, raised plant/shrub borders, gate to rear lane.

Front

A forecourt front with low rise brick wall, stone chippings.

Tenure and additional information

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

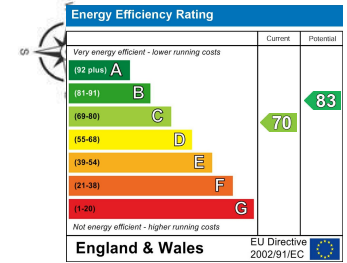
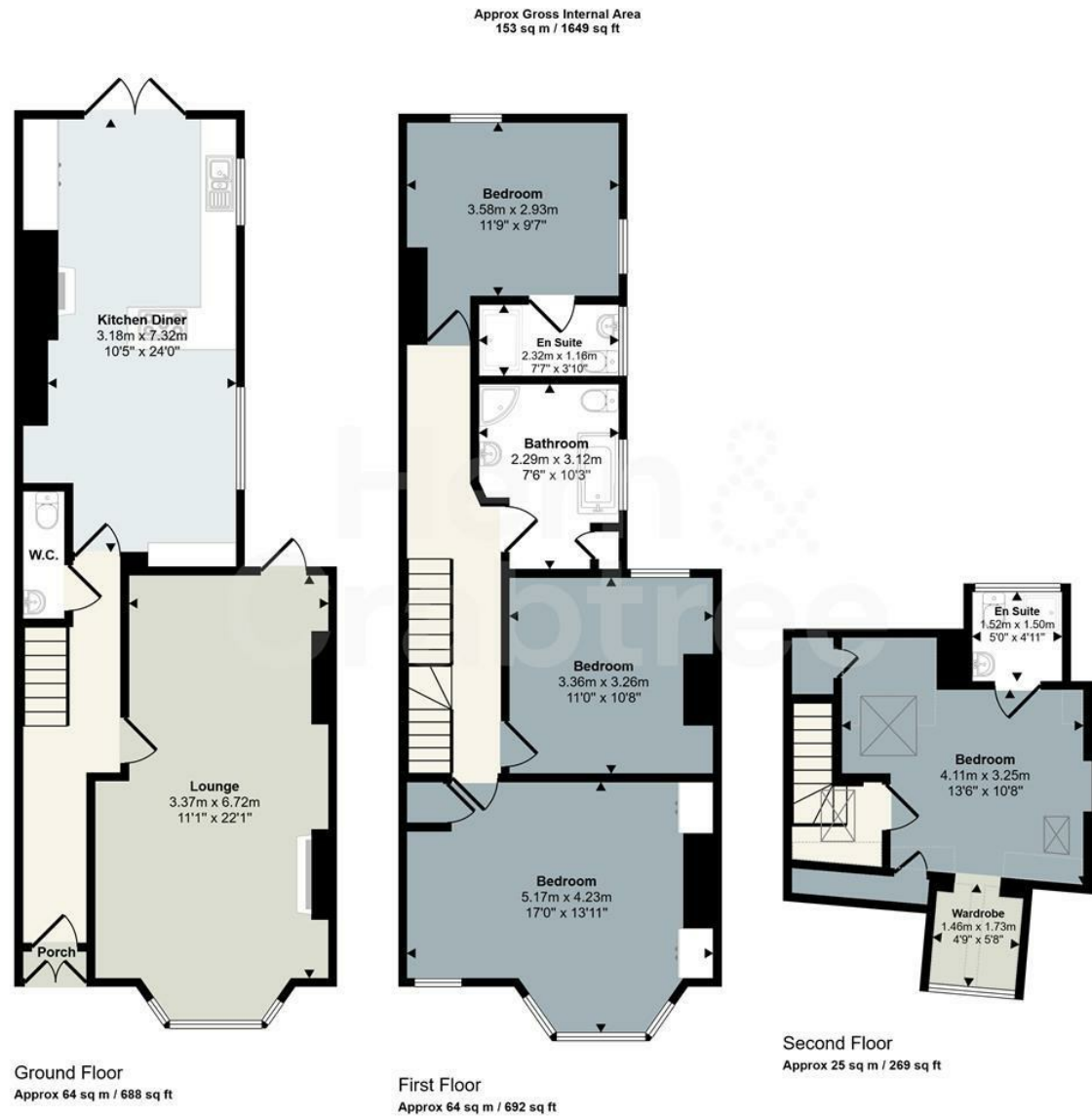
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Denotes head height below 1.5m

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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