

Fairwater Road, Llandaff, Cardiff, CF5 2LF



Estate Agents and
Chartered Surveyors

Asking Price Of

£630,000



Detached House



Property Description

****THREE BEDROOM DETACHED HOUSE WITH GARAGE**** A well proportioned three bedroom detached property offering huge potential set in Fairwater Road, Llandaff. The accommodation briefly comprises; entrance, reception hallway, dining room, sitting room, living room, kitchen, utility room and shower room. To the first floor there are three double bedrooms, and the family bathroom. The property further benefits from having gas central heating, a large driveway, garage, basement, double-glazing throughout and a south facing rear garden. EPC Rating D.
Viewing highly recommended

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,001 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Bishop of Llandaff school nearby and Llandaff Cathedral School and Howells School all within walking distance of the property which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre. Llandaff Fields is situated opposite this property and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE

Entered via private driveway to front door. Beautifully presented front garden with large driveway, shrubs, mature hedges and trees. Gated access to rear garden. Access to garage.

PORCH

Entered via traditional wooden double doors. Tiled flooring. Spotlights. Obscured glass composite door leading to reception hall.

ENTRANCE HALL

Entered via obscured glass composite door from porch, with glass window panes to either side. Carpet to floor. Stairs rising to first floor. Doors to all rooms. Coving. Radiator and PowerPoints. Door to under stair storage cupboard with lighting and carpet to floor.

LOUNGE

13' 5" x 11' 9" (4.11m x 3.60m)
Double glazed window to front. Two stained glass windows to side. Carpet to floor. Electric fireplace with stone hearth surround and base. Pendant lights to side wall and ceiling. Fixed shelving across one wall. Coving. Radiator and PowerPoints.

SITTING ROOM

11' 9" x 8' 4" (3.60m x 2.55m)
Located off of the lounge accessed via bifold doors. Carpet to floor. Double glazed window to rear. Pendant light. Coving. Two radiators and PowerPoints.

DINING ROOM

12' 11" x 12' 3" (3.95m x 3.75m)
Double glazed window to front. Carpet to floor. Pendant lights to ceiling and wall. Feature fireplace with marble base. Coving. Radiator and PowerPoints.

KITCHEN

22' 1" x 8' 10" (6.75m x 2.71m)
Fitted kitchen with a range of wall, base and drawer units (including under lighting) with worktops over, incorporating stainless steel double sink and drainer, with hot and cold mixer tap over. Five ring gas hob with extractor above and tiled splashbacks. Dishwasher. Integrated electric oven and grill.

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Space for fridge freezer. Tiled floor. Two double-glazed windows to front. Partly tiled walls. Coving. Doors to utility area and to rear garden. Fixed shelving. Spotlights. Radiator and PowerPoints.

UTILITY ROOM

9' 10" x 9' 4" (3.01m x 2.87m)

Door leading from kitchen. Obscured glass window to side. Continuation of tiled floor from kitchen. Plumbing for washing machine. Fitted cupboards across two walls. Partly tiled walls. Double stainless steel sink and drainer with hot and cold mixer tap over. Pendant light. Fitted shelving. Stairs rising to door leading to integral garage.

SHOWER ROOM

6' 5" x 5' 0" (1.97m x 1.53m)

Obscured glass window to rear. Pedestal wash hand basin. Sliding glass doors to corner mains shower. WC. Pendant light. Partly tiled walls. Coving. Tiled floor. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

A spacious landing with doors to three bedrooms and bathroom. Carpet to floor. Stained glass window to front and obscured glass window to side. Access to loft hatch. Pendant light. Coving. Radiator and PowerPoints.

BEDROOM ONE

13' 11" x 11' 9" (4.25m x 3.60m)

Large windows to front and rear aspects with exceptional views. Double bedroom. Carpet to floor. Large fitted wardrobes across one wall and vanity units across two walls. Coving. Radiator and PowerPoints.

BEDROOM TWO

12' 11" x 12' 3" (3.96m x 3.75m)

Large window to front aspect. Double bedroom. Carpet to floor. Fitted wardrobes and cupboards across two wall including wash basin inset into vanity unity with tiled splashbacks and mirror above. Coving. Pendant light. Radiator and PowerPoints.

BEDROOM THREE

11' 1" x 9' 6" (3.38m x 2.90m)

Window to rear aspect with exceptional views. Double bedroom. Carpet to floor. Fitted wardrobes across two walls. Pendant light. Coving. Radiator and PowerPoints.

BATHROOM

7' 8" x 6' 3" (2.34m x 1.92m)

Large obscured glass window to rear. Fully tiled walls and flooring. Panelled bath with mains double shower plus hot and cold mixer tap over. WC with concealed cistern. Vanity cupboard and sink inset with mixer tap over and mirror above. Pendant light. Heated towel rail. Extractor.

OUTSIDE

REAR GARDEN

A delightful, large private, landscaped rear south facing garden, paved with mature hedge and shrub borders. Outside tap. Pergola. Side access to the front drive.

BASEMENT

Double glazed window overlooking the rear garden. Lighting. Carpet to floor. PowerPoints. Door to WC:

WC

Wall mounted sink with mixer tap over, vanity cupboard underneath and mirror above. WC. Tiled floor. Extractor. Lighting.

INTEGRAL GARAGE

19' 8" x 14' 10" (6.01m x 4.53m)

Accessed from utility room. Large garage with up and over door operated via remote control. Light and power. Door with obscure glass panel to top providing side access from front garden.

TENURE

MGY are advised that the property is FREEHOLD.

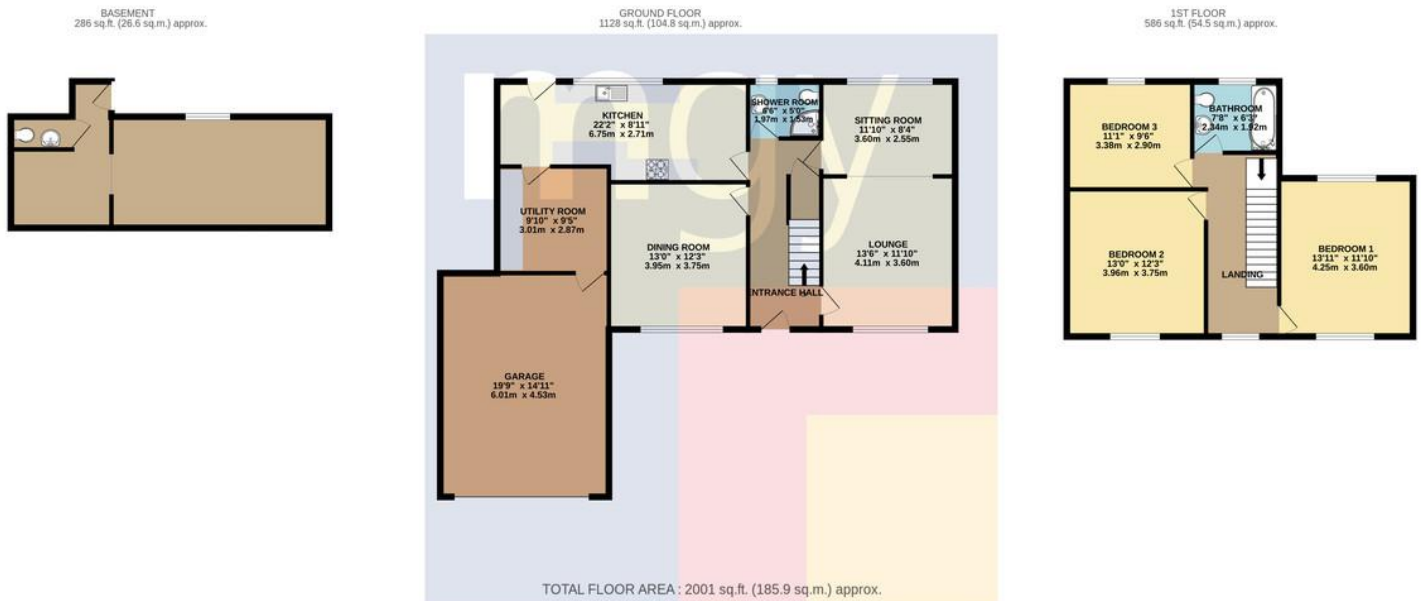
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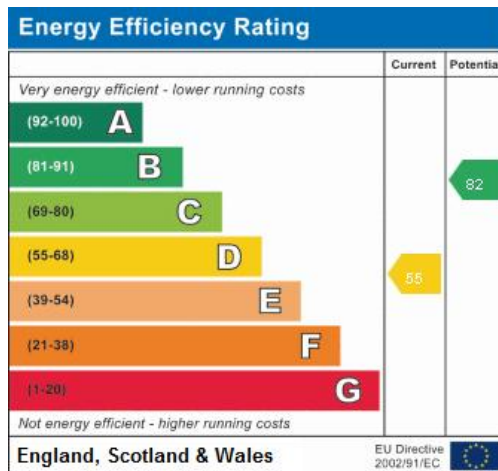
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