

Fairwater Grove West,

Llandaff, Cardiff, CF5 2JN



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Mid Terraced House

3

1

2

2

Property Description

IMMACULATELY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE *RECENTLY EXTENDED* MGY are delighted to bring to market this beautiful and modern mid-terraced house situated in the highly sought after area of Llandaff. The accommodation briefly comprises entrance hallway, lounge, spacious kitchen/diner, downstairs WC, three bedrooms and family bathroom. The property further benefits from a driveway to the front, a low maintenance rear garden and garage with electric and rear lane access. *Viewing highly recommended*

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,133 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via composite door leading from driveway. Obscure window to front. Feature panelling to walls. Vertical radiator. LVT flooring. Power points. Wall mounted storage unit. Wall lighting. Doors to lounge, kitchen/diner, and WC. Stairs rising to first floor.

LOUNGE

13' 6" x 11' 0" (4.13m x 3.37m)
Double glazed bay window to front with fitted blinds. Continuation of the LVT flooring. Pendant light fitting. Picture rail. Power points. TV and telephone point. Radiator. Two alcoves with built in shelving. Bi-folding doors leading into kitchen/diner.

KITCHEN/DINER/LIVING

26' 7" x 16' 10" (8.11m x 5.14m)
Continuation of the LVT flooring. Two alcoves to dining area. Pendant light fittings with additional spotlights. Vertical radiators. Modern fitted kitchen with range of wall, base and drawer units incorporating four ring gas hob with oven beneath and extractor over. Granite Splashback. Central island with worktops over incorporating inset stainless steel sink with mixer tap over and storage beneath. Integrated appliances such as BOSCH dishwasher and AEG washer/dryer. Space for large fridge/freezer. Under counter lighting. Power points. Two skylights to ceiling bringing in plenty of natural lighting. Double glazed window to rear. Bi-folding doors leading to rear garden.

DOWNSTAIRS WC

5' 4" x 2' 11" (1.65m x 0.90m)
Continuation of the LVT flooring. Partially tiled walls. Wall lighting. Wall mounted wash hand basin with mixer tap over and storage beneath. WC. Storage shelf.

FIRST FLOOR

Carpet to floor. Continuation of the feature wall panelling. Pendant light fitting. Doors leading to three bedrooms and family bathroom. Power points.

MASTER BEDROOM

11' 6" x 11' 1" (3.52m x 3.40m)
Located to the front of the house. Double glazed bay window to front with fitted blinds. Pendant light fitting. Carpet. Alcoves. Power points. Picture rail. Feature fireplace. Radiator.

BEDROOM TWO

14' 2" x 11' 0" (4.34m x 3.36m)
Carpet to floor. Double glazed window to rear. Radiator. Alcoves. Pendant light fitting. Picture rail.

BEDROOM THREE

8' 9" x 5' 4" (2.67m x 1.64m)
Carpet to floor. Double glazed window to front. Radiator. Power points. Picture rail.

Fairwater Grove West, Llandaff, Cardiff, CF5 2JN

BATHROOM

Tiled flooring and partially tiled walls. Obscure double glazed window to rear. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and storage beneath, and panelled bath with hot and cold tap over and handheld shower head attachment above. Wall mounted mirrored storage cupboard. Built in storage cupboard housing Worcester boiler. Heated towel rail.

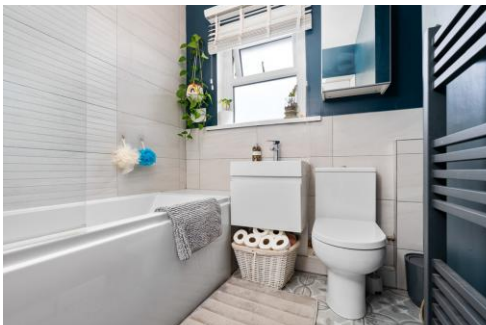
OUTSIDE

Front - Shingled driveway with wall border.
Rear - Laid to porcelain tiles. Recent laid astroturf.
Wall and fenced border. Garage/office to far end with electricity and rear lane access. Garage measurements are - 3.29 x 2.24.

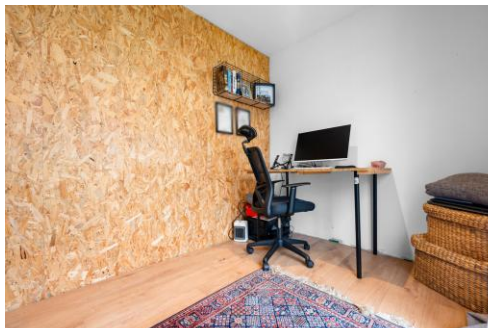
TENURE

MGY are advised that this property is FREEHOLD.

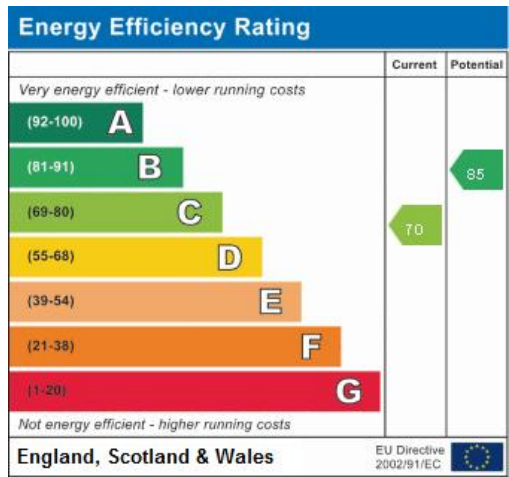
Fairwater Grove West,
Llandaff, Cardiff, CF5 2JN



Fairwater Grove West,
Llandaff, Cardiff, CF5 2JN



Fairwater Grove West, Llandaff, Cardiff, CF5 2JN



Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.