

Fairwater Grove East, Llandaff, Cardiff, CF5 2JS



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Mid Terraced House

4

3

4

2

Property Description

TRADITIONAL BAY FRONTED FAMILY HOME IN LLANDAFF MGY are delighted to bring to market this four bedroom, mid-terraced house situated on the much favoured Fairwater Grove East, Llandaff. The accommodation is split over three floors and briefly comprises entrance hall, lounge, dining room, kitchen, and downstairs WC to the ground floor. Three bedrooms - master ensuite, and family bathroom to the first floor, and an additional bedroom with ensuite to the second floor. The property further benefits from having gas central heating and double glazing throughout, great sized and well maintained rear garden, and would make the perfect family home. *Viewing highly recommended*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,593 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door. Laminate flooring. Pendant lighting. Radiator. Doors to lounge, downstairs WC and dining room. Power points. Stairs rising to first floor.

LOUNGE

12' 11" x 24' 11" (3.94m x 7.62m)

Carpet to floor. Double glazed bay window to front aspect. Radiators. Pendant light fitting with additional wall lighting. TV and telephone point. Power points. Alcoves, one with built in shelving and storage. Feature fireplace. Double glazed door leading to rear garden.

DINING ROOM

11' 6" x 12' 11" (3.53m x 3.96m)

Carpet to floor. Two alcoves. Pendant light fitting. Power points. Radiator. Dado rail. Double glazed window to rear aspect.

KITCHEN

11' 6" x 12' 11" (3.53m x 3.96m)

Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating sink with tap over, and gas hob with extractor above. Splashbacks. Integrated appliances such as oven, microwave, fridge/freezer and dishwasher. Spotlights. Radiators. Feature fireplace. Power points. Double glazed window to side aspect. Double glazed French doors leading to rear garden.

DOWNSTAIRS WC

Continuation of laminate flooring. WC. Pedestal wash hand basin with tap over. Tiled splashback. Chrome heated towel rail. Pendant light fitting.

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FIRST FLOOR

Split level landing. Carpet to floor. Pendant lighting. Doors to three bedrooms and family bathroom. Power points. Stairs rising to second floor.

BEDROOM ONE

16' 11" x 10' 11" (5.18m x 3.33m)

Double glazed bay window to front aspect with additional window to side. Carpet to floor. Two alcoves. Pendant lighting. Radiator. Power points. Feature fireplace.

BEDROOM TWO

11' 6" x 11' 6" (3.53m x 3.53m)

Carpet to floor. Two double glazed windows to side/rear aspect. Radiator. Pendant light fitting. Power points. Door to en-suite shower room.

ENSUITE SHOWER ROOM

7' 6" x 4' 0" (2.31m x 1.22m)

Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Obscure double glazed window to side aspect. Chrome heated towel rail. Walk in shower cubicle with mains powered shower over. Extractor fan. Shaver point.

BEDROOM THREE

11' 1" x 10' 9" (3.38m x 3.28m)

Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Radiator. Power points.

BATHROOM

7' 8" x 10' 2" (2.34m x 3.12m)

Tiled flooring and partially tiled walls. WC. Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Bath with hot and cold tap over. Obscure double glazed window to side aspect. Pendant light fitting. Extractor fan. Chrome heated towel rail. Built in storage housing combi-boiler. Shaver point.

SECOND FLOOR

Carpet to floor. Opening to storage area with window to rear aspect. Power points.

BEDROOM FOUR

13' 8" x 16' 2" (4.17m x 4.95m)

Dormer loft conversion to front and rear, completed to regulations. Unique rectangular feature window to front. Door to ensuite. Access doors to one large, one small under-eave storage areas. Two Velux windows. Carpet to floor. Power points. Powered TV aerial booster point hard-wired to every room.

ENSUITE SHOWER ROOM

4' 11" x 4' 9" (1.52m x 1.47m)

Fully tiled walls and floor. Chrome heated towel rail. Vanity wash hand basin with hot and cold tap over and storage beneath. WC. Walk in shower cubicle with electric shower over. Obscure window to rear aspect. Pendant light fitting.

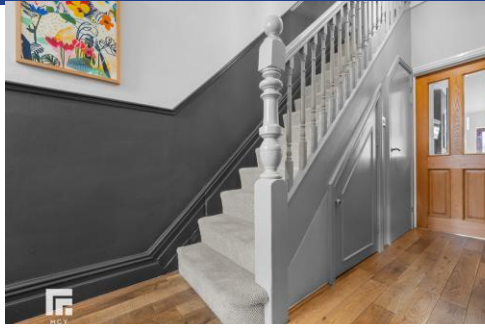
OUTSIDE

Laid to patio. Lawn area. Fence and wall border. Shed. Gate providing rear lane access.

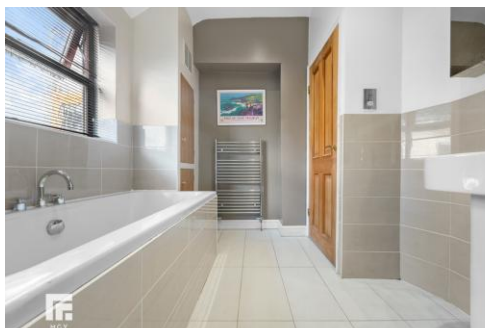
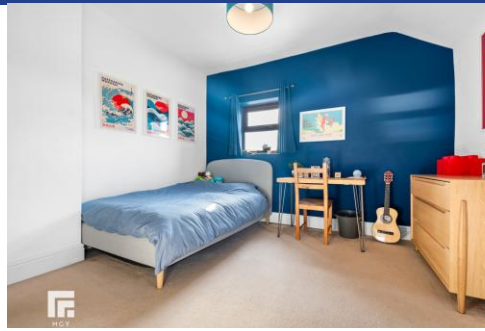
TENURE

MGY have been advised that the property is FREEHOLD.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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