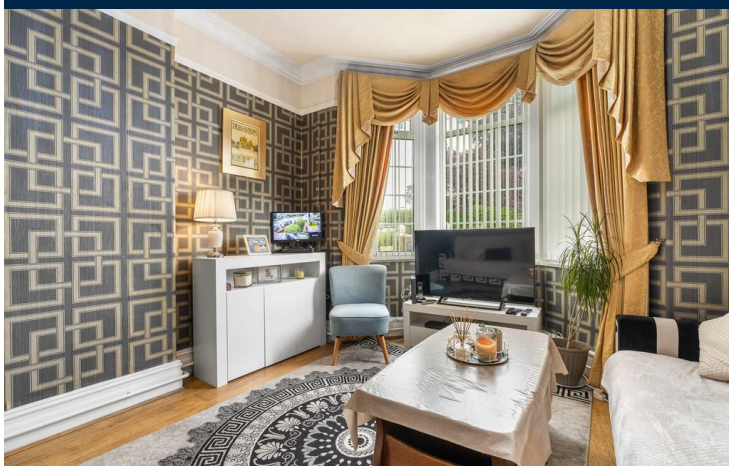




FAIRWATER GROVE WEST
LLANDAFF
CARDIFF CF5 2JN

OFFERS IN EXCESS OF
£585,000



DETACHED HOUSE



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TRADITIONAL BAYFRONTED, DETACHED HOUSE IN LLANDAFF MGY are delighted to bring to market this well presented, double fronted, detached house situated on the much favoured Fairwater Grove West in Llandaff. The accommodation is split over three floors and briefly comprises entrance hallway, sitting room, lounge, kitchen/diner, downstairs shower room, five bedrooms - one with en-suite shower room, and family bathroom. The property further benefits from having a separate outhouse, good sized rear garden, gated and private driveway and has gas central heating and double glazing throughout. ***Viewing highly recommended***

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,958 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from private front garden. Tiled flooring. Coving. Pendant light fittings. Power points. Doors to all ground floor rooms.

SITTING ROOM

13' 2" x 11' 11" (4.03m x 3.64m)
Laminate flooring. Pendant light fitting. Picture rail. TV and telephone point. Power points. Double glazed uPVC bay window to front aspect. Radiator.

LOUNGE

27' 3" x 13' 5" (8.33m x 4.10m)
Carpet to floor. Double glazed uPVC bay window to front aspect. Double glazed uPVC French doors leading to rear garden. Pendant light fittings. Radiators. Power points. Dado rail. Fireplace.

DOWNSTAIRS SHOWER ROOM

8' 10" x 5' 7" (2.71m x 1.72m)
Continuation of tiled flooring from hallway. Spotlights. Fitted cupboards. Walk in shower cubicle with mains powered shower over. Extractor. WC. Vanity wash hand basin with mixer tap over and storage beneath. Obscure double glazed uPVC window. Heated towel rail.

KITCHEN/DINER

16' 3" x 16' 3" (4.96m x 4.96m)
Tiled flooring. Spotlights. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with hot and cold tap over. Tiled splashback. Space and plumbing for washing machine and tumble dryer. Range cooker with extractor over. Space for large fridge/freezer. Power points. Double glazed uPVC window to rear and additional double glazed uPVC sliding doors leading to rear garden.

FIRST FLOOR

Carpet runner to stairs and carpet to landing. Pendant light fitting. Doors to all first floor rooms. Stairs rising to second floor.

MASTER BEDROOM

16' 3" x 11' 11" (4.97m x 3.64m)
Laminate flooring. Fitted wardrobes. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator.

BEDROOM TWO

13' 2" x 11' 0" (4.02m x 3.36m)
Laminate flooring. Double glazed uPVC bay window to front aspect. Pendant light fitting. Radiator. Power points. Fitted wardrobes. Picture rail.

BEDROOM THREE

11' 11" x 11' 0" (3.64m x 3.36m)
Laminate flooring. Pendant light fitting. Power points. Radiator. Double glazed uPVC window to rear aspect. Fitted wardrobes.

BEDROOM FIVE

10' 9" x 6' 9" (3.28m x 2.06m)
Laminate flooring. Double glazed uPVC window to front aspect. Power points. Radiator.



FAIRWATER GROVE WEST, LLANDAFF, CARDIFF CF5 2JN

BATHROOM

15' 4" x 8' 5" (4.68m x 2.58m)

Vinyl flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. Pendant light fitting. Large corner bath with hot and cold tap over. Pedestal wash hand basin with hot and cold tap over. Two obscure double glazed uPVC windows to rear aspect. Fitted cupboard with shelving. Extractor.

SECOND FLOOR/LOFT ROOM

19' 11" x 11' 0" (6.08m x 3.36m)

Carpet to floor. Two Velux windows. Pendant light fitting. Radiator. Fitted storage. Door to :-

ENSUITE

7' 8" x 5' 1" (2.36m x 1.55m)

Vinyl flooring. Tiled walls. Walk in shower cubicle with mains powered shower over. WC.

OUTSIDE

Front - Gated front garden. Wall and railing border. Lawn area. Driveway. Garage.

Rear - Laid to patio. Lawn area. Wall and fence border. Entrance into outhouse.

OUTHOUSE

Self contained outhouse. Spotlights throughout. Carpet throughout. Power points. Radiator. Two double glazed windows to rear aspect. Door to storage cupboard.

Kitchen Area - base units with worktops over incorporating stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge/freezer.

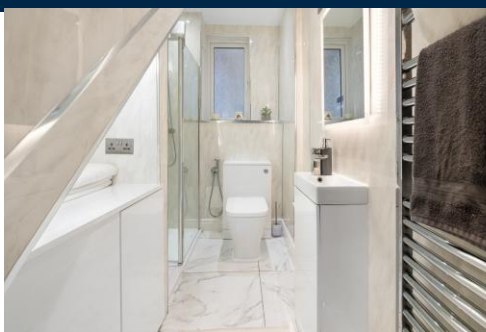
Bathroom - Vinyl flooring. WC. Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower above. Extractor. Wall mounted boiler. Obscure window to rear aspect.

TENURE

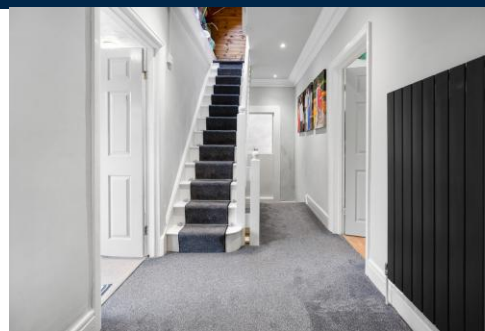
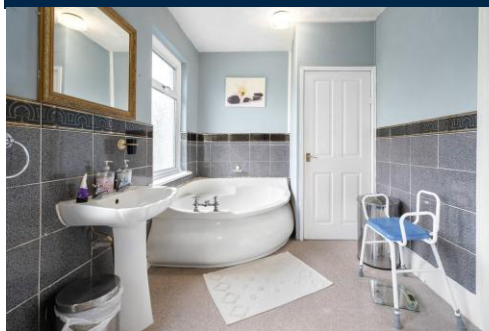
MGY have been advised that the property is FREEHOLD.



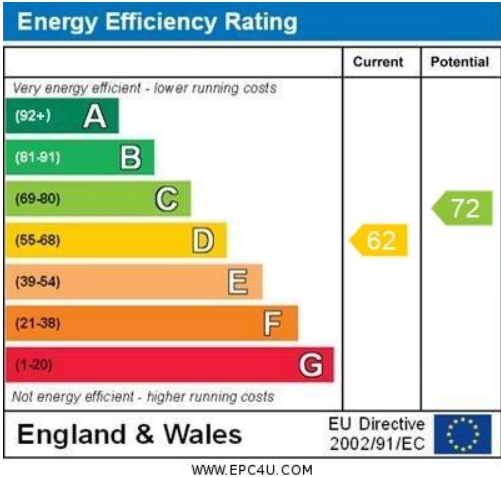
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