



FAIRWATER GROVE EAST
LLANDAFF
CARDIFF CF5 2JU

ASKING PRICE OF
£460,000



SEMI DETACHED HOUSE



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BEAUTIFULLY PRESENTED FAMILY HOME IN LLANDAFF MGY are delighted to bring to market this immaculately presented, three bedroom, semi-detached house situated on the much favoured Fairwater Grove East, Llandaff. The accommodation briefly comprises entrance hallway, lounge, sitting room, kitchen, downstairs WC, three bedrooms and family bathroom. The property further benefits from having a conservatory, detached garage and private driveway and a beautifully landscaped rear garden. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from private front garden. Original parquet flooring. Pendant light fitting. Picture rail. Radiator. Doors to lounge, kitchen and sitting room. Power points. Stairs rising to first floor.

LOUNGE

Continuation of parquet flooring. Double glazed uPVC bay window to front aspect. Pendant light fitting with ceiling rose. Power points. TV and telephone point. Radiator. Picture rail. Two alcoves.

SITTING ROOM

Parquet flooring. Gas fire. Pendant light fitting. Picture rail. Power points. Two alcoves. TV point. Radiator. Double glazed uPVC window to rear. Door to conservatory.

KITCHEN

Modern fitted white gloss kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with mixer tap over. Integrated appliances such as dishwasher, fridge/freezer, and oven/grill. Two pendant light fittings. Double glazed uPVC window to side aspect. Tiled flooring. Power points.

CONSERVATORY

Tiled flooring with underfloor heating. Wall lighting. Power points. Door to storage cupboard housing boiler and washing machine. Door to WC. Double glazed uPVC French doors leading to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

DOWNSTAIRS WC

Tiled flooring and walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Obscure double glazed uPVC to rear aspect. Spotlights.

FIRST FLOOR

Carpet to stairs and landing. Double glazed uPVC window to side aspect. Pendant light fitting. Doors to all bedrooms and bathroom. Picture rail. Loft hatch.

MASTER BEDROOM

Carpet to floor. Double glazed uPVC bay window to front aspect. Fitted wardrobes and storage units. Picture rail. Pendant light fitting. Power points. Radiator.

BEDROOM TWO

Laminate flooring. Two fitted wardrobes. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points. Radiator. Picture rail.

BEDROOM THREE

Laminate flooring. Pendant light fitting. Power points. Double glazed uPVC window to front aspect. Radiator.

BATHROOM

Tiled flooring and walls. Pendant light fitting. Pedestal wash hand basin with mixer tap over. Panelled bath with mixer tap over and electric shower above. WC. Chrome heated towel rail. Obscure uPVC window to rear aspect.

OUTSIDE

Front - Wall border. Driveway. Shingled area. Mature trees. Access to garage. Gate leading to rear garden. Pathway leading to front door.
Rear - South East facing garden. Laid to patio. Fence and wall border. Mature trees, shrubs and flower beds. Outside tap. Access to garage which has electric. Several large sheds/workshops - one with electrics and one without. Lawn area.

TENURE

MGY have been advised that the property is FREEHOLD.



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