



Fairwater Grove East

| Llandaff | Cardiff | CF5 2JW

Hern and Crabtree

FAIRWATER GROVE EAST

Guide Price £335,000



the seller that the property is freehold and the council tax band is E and EPC - C

An impressive, extended three bedroom mid-terrace house placed on this popular street of Fairwater Grove East in Llandaff. With modern open-plan kitchen/diner/living area, three bedrooms, and a lovely size rear garden, this would make a perfect first time buy or for a young family.

The accommodation briefly comprises: Entrance hallway, bay fronted living room, open plan kitchen, dining and family room with french doors on to a east facing garden that benefits lanes access to the rear. To the first floor are three good size bedrooms with bedroom three currently being used as a home office and family bathroom.

Fairwater Grove East is located within a stone's throw of two railway stations, good public transport via bus into the city centre along with an excellent selection of cafés, shops and amenities via Llandaff, Fairwater and Canton. There are also fantastic reputable schools in the area. Internal viewings are a must!

Entrance Hall

Entered via a double glazed pvc front door with obscure window over and side, radiator, stairs to the first floor with understairs storage and wood parquet flooring.

Living Room

12'9 max into bay x 9'11 max
Double glazed bay window to the front, radiator, picture rail, fitted shelving, fireplace recess chimney breast with exposed brickwork.

Sitting Room/Kitchen/Diner

22'11 max x 16'5 max
The sitting room has a cast iron wood burning stove on a slate hearth and wooden mantle, coved ceiling, picture rail, shelving to alcoves, radiator, and wood parquet flooring.
Kitchen/diner - fitted with a range of wall and base units with worktop over, a five-ring gas hob and integrated oven

and grill, plumbing for a washing machine, integrated dishwasher, one-and-a-half bowl sink and drainer, breakfast bar, radiator, stone tiled floor, double glazed skylight window and double glazed French doors to the rear and double glazed window to the rear, concealed Worcester gas combination boiler.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, access to insulated and mainly boarded loft space.

Bedroom One

12'4 max x 8'10 max
Double glazed window to the rear, radiator, picture rail, fitted wardrobes.

Bedroom Two

10'4 max x 8'3 max
Double glazed window to the front, radiator, picture rail, fitted shelving to alcoves.

Bedroom Three

7'5 max x 8'1 max
Double glazed window to the front, radiator, wood stripped flooring.

Bathroom

5'11 x 5'8
Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, mirrored vanity cupboard, part tiled walls, radiator, vinyl floor.

Rear Garden

A long rear garden with rear lane access, lawn, five mature fruit trees, roses, flower borders, patio sitting area, timber framed storage shed.

Front

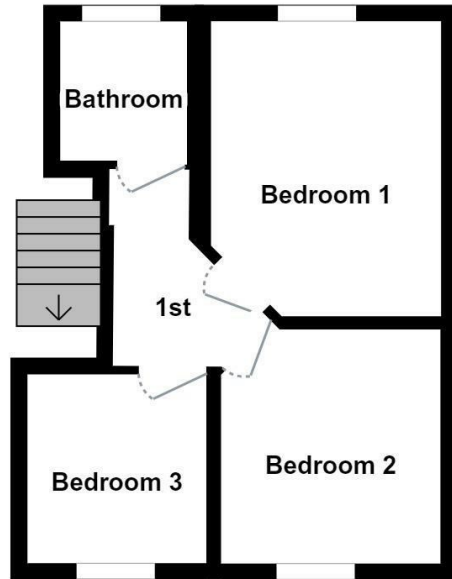
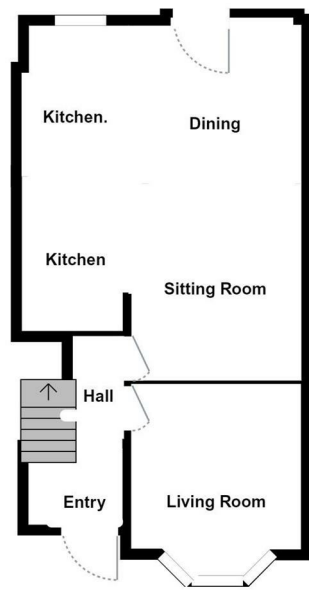
Stone chippings, low rise wall, paved path and pedestrian gate.

Tenure and additional information

We have been advised by



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.