



Fairwater Grove East

| Llandaff | Cardiff | CF5 2JT



FAIRWATER GROVE EAST

Guide Price £325,000



No Chain. A traditional bay fronted three bedroom mid-terrace house placed on the corner of this popular street of Fairwater Grove East in Llandaff. With an modern open plan kitchen/diner taking centre stage this would make a perfect first time buy or for a young family.

Light and spacious throughout, the accommodation briefly comprises: Entrance Hall with period tiled flooring, Lounge and open plan Kitchen/Diner with doors onto the rear garden to the ground floor. To the first floor are Three Bedrooms and a modern Bathroom Suite. The property further benefits from a tiered rear garden with a single detached garage with rear lane access.

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. Internal viewings are a must!

Entrance Hall

Entered via a double glazed pvc door, stairs to the first floor, radiator.

Lounge

13'1 x 13'4

Double glazed bay window to the front, cast iron fireplace, radiator, wood flooring.

Kitchen/Diner

19'5 max x 12'4 max

Double glazed French doors leading out to the garden, double glazed window to the rear, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, four ring electric hob with cooker hood above and integrated double oven and grill, wood flooring. Dinign area has cast iron wood burning stove, radiator, wood flooring.

First Floor Landing

Stairs rise up from hall, access to loft space.

Bedroom One

12'5 max x 13'2 max

Double glazed bay window to the front, radiator, cast iron fireplace, shelving unit to alcove.

Bedroom Two

12'3 x 10'11 max

Double glazed window to the rear, feature fireplace, radiator, gas combination boiler.

Bedroom Three

6'1 x 8'3

Double glazed window to the front, radiator.

Bathroom

6'3 x 8'4

Two double obscure glazed windows to the rear, bath with plumbed shower over, w.c and wash hand basin, vanity cupboard, heated towel rail, part tiled walls, tiled floor.

Rear Garden

Accessed from the dining

room, decking, steps down to astro turf and concrete outside light, patio, timber framed shed, rear lane access.

Garage

A detached garage

Front

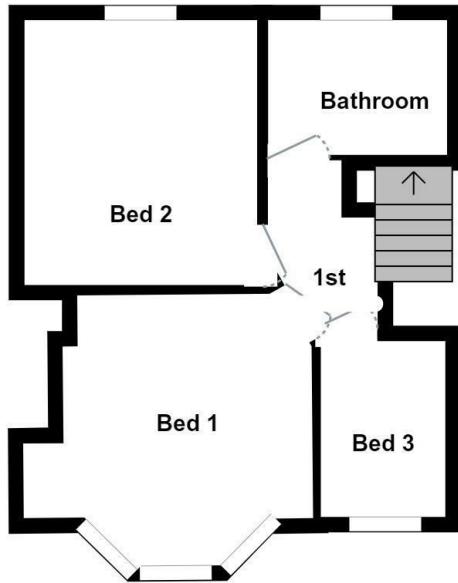
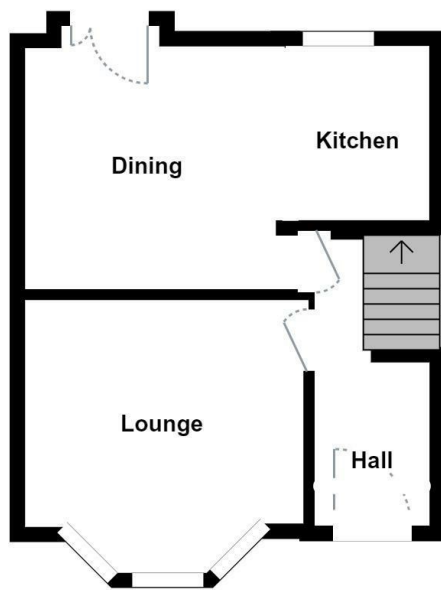
Path, stone chippings and shrubs, wrought iron pedestrian gate.

Tenure

We have been advised by the seller that the property is freehold, council tax band is E.



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		87
(69-80) C	68	
(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.