



£430,000 Freehold

Fairwater Grove West | Cardiff | CF5 2JR

Hern &
Crabtree

Simply stunning! A stylish, extended and completely transformed, five bedroom mid-terrace house located on this popular street of Fairwater Grove West in Llandaff. The large open plan kitchen/diner/sitting area takes centre stage with bi-folding doors leading out onto the generous size rear garden. This wonderful property would make the perfect family home.

Much improved by the current owners, the light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, a contemporary Open Plan Kitchen/Sitting/Dining Area to the ground floor. To the first floor are Three Bedrooms and a Family bathroom. Furthermore, there are stairs rising to top floor that offers two bedrooms and a shower room. The property further benefits from a fantastic size rear garden and a garage with rear lane access and off street parking to the front.

Fairwater Grove West 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 storm porch with original tiled floor, then into hallway via composite front door, parquet flooring, radiator, stairs to the first floor with understairs storage and w.c.

Cloakroom

Fitted with w.c and wash hand basin, tiled floor.

Lounge 10'10 x 13'9

Double glazed bay window to the front, radiator, picture rail, wooden fire surround, parquet flooring.

Kitchen/Dining/Sitting Room 15'11 x 23'11

Double glazed bi fold doors leading out to the rear garden, skylight window, kitchen is fitted with a range of wall and base units with worktop over, centre island with a five ring induction hob with a built in pop up extractor, oven and grill, stainless steel sink and drainer, integrated dishwasher and space for additional appliances, plumbing for washing machine, wine cooler fridge, space for American style fridge/freezer, stone tiled flooring with under floor heating.

First Floor Landing

stairs rise up from the hall, stairs to the second floor.

Bedroom One 13'11 x 8'7

Double glazed window to the rear, vertical radiator, built in wardrobe.

Bedroom Two 9'2 x 9'6

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Three 8'2 x 5'10

Double glazed window to the front, radiator.

Bathroom 7' x 5'9

Double obscure glazed window to the rear, bath with mixer tap and shower

attachment, w.c and wash hand basin, heated towel rail, laminate floor.

Second Floor Landing

Stairs rise up from the first floor landing.

Bedroom Four 6'11 x 11'1

Double glazed window to the rear, radiator, laminate flooring.

Bedroom Five 6'7 x 12'4

Double glazed window to the rear, radiator, laminate flooring.

Bathroom 8'2 x 5'7 max

Skylight window to the front, walk in shower, w.c and wash hand basin, radiator, laminate flooring.



Rear Garden

Enclosed garden in two sections, sitting area in front of the bi fold doors, lawn, path to the side, mature hedge, decked area, cold water tap.

Garage

Set on the rear boundary with access to a lane at the rear. Panelled rear door and double-glazed window. Solar panels. Partitioned off internally into a store room. Power and lighting.

Front

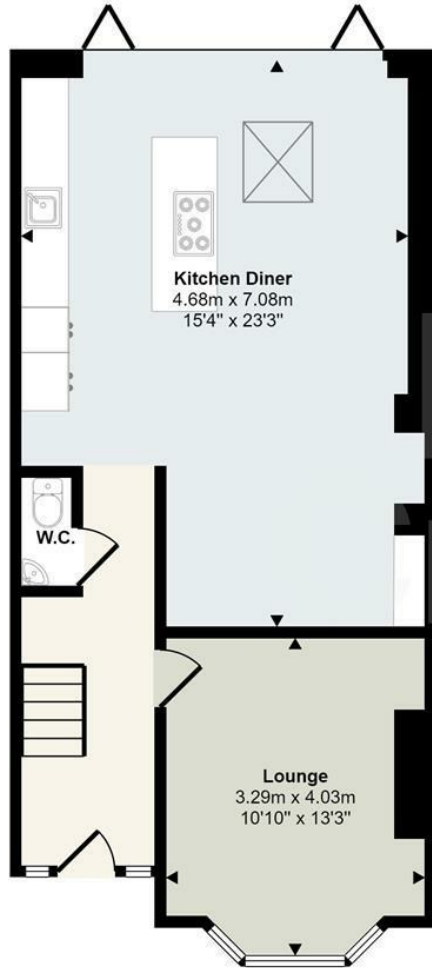
Parking for up to two vehicles.

Tenure and additional information

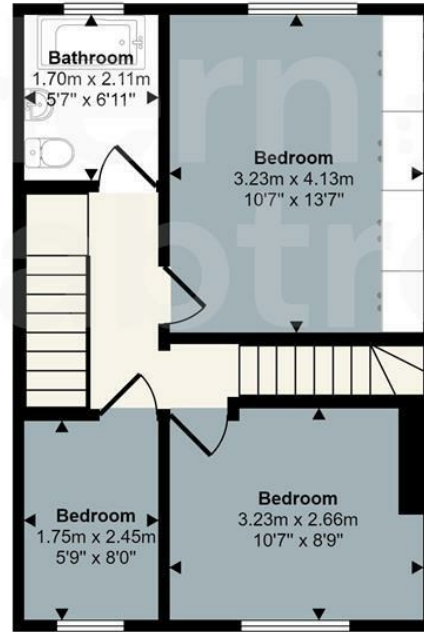
We have been advised by the seller that the property is freehold and the council tax band is



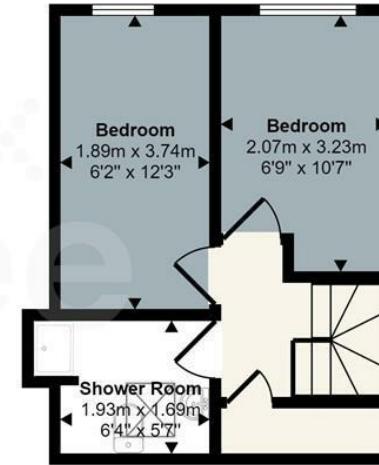
Approx Gross Internal Area
116 sq m / 1253 sq ft



Ground Floor
Approx 54 sq m / 580 sq ft



First Floor
Approx 39 sq m / 423 sq ft

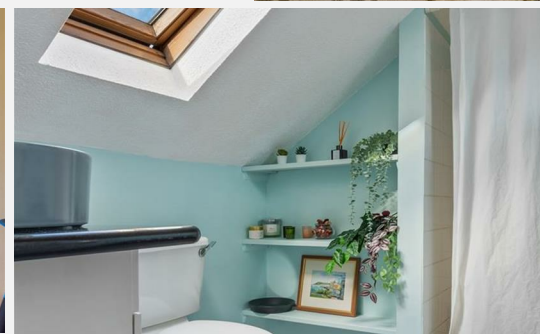
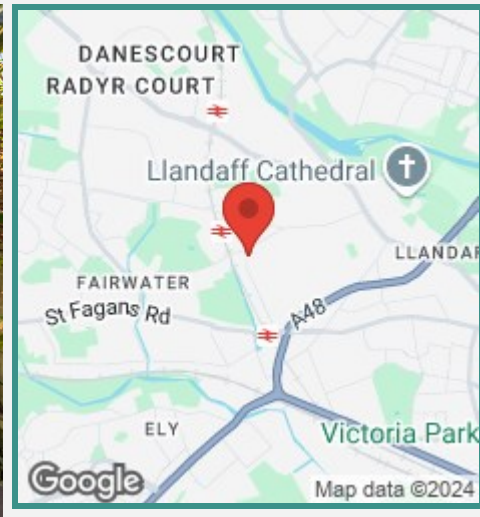
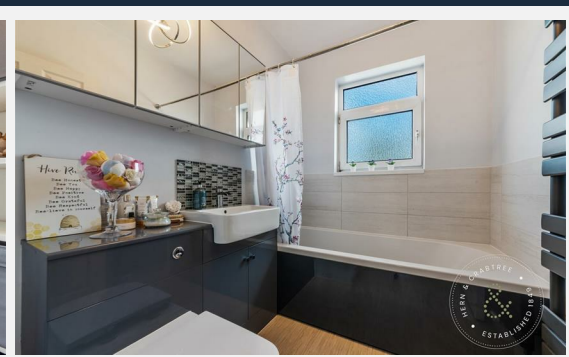
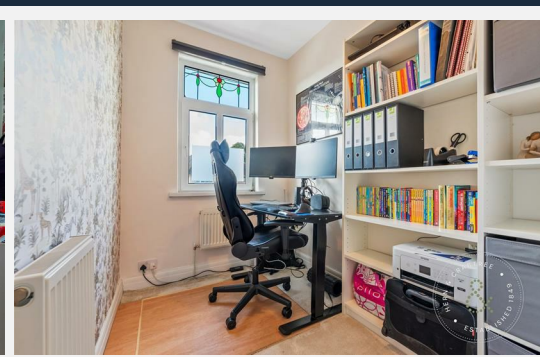
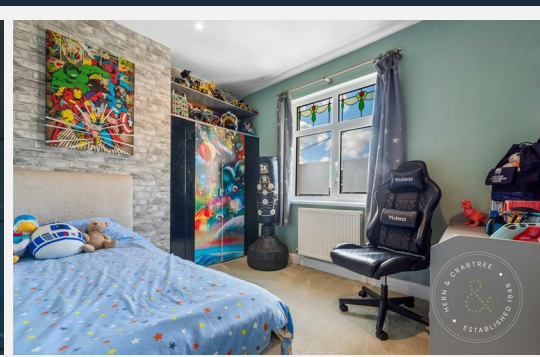
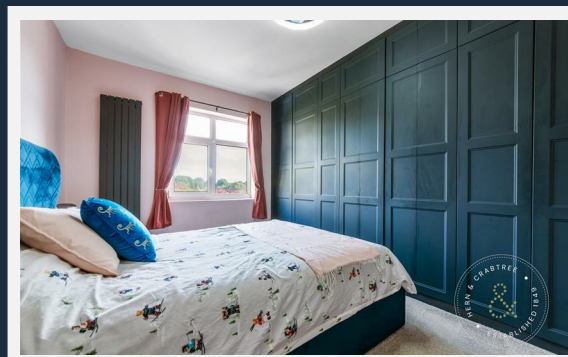


Second Floor
Approx 23 sq m / 250 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.