

Fairwater Grove East

LLANDAFF, CARDIFF, CF5 2JW

GUIDE PRICE £375,000

**Hern &
Crabtree**



Fairwater Grove East

An extended and beautifully presented semi-detached house situated on this popular street of Fairwater Grove East in Llandaff. Dominating an imposing elevated position, the property benefits from a sizable plot that provides off-road parking, a beautiful rear garden whilst housing a fantastic open plan kitchen/dining area.

Much improved throughout by the current owners, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, High specification Open Plan Kitchen opening up perfectly into an orangery that leads out to the rear garden. To the first floor are Three Bedrooms and a four piece Bathroom suite. The property further benefits from off street parking to the front.

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!



1104.00 sq ft

Entrance Hall

Original leaded light triple glazed. New composite front door. Original tiled floor, radiator, stairs to first floor.

Cloakroom

With w.c and wash hand basin, heated towel rail, tiled floor.

Living Room

17'5 x 9'8 (not to the bay)

Newly double glazed window to the front. Vertical radiator, coved ceiling, flame effect electric fireplace. Original parquet flooring beneath carpet.

Kitchen

17'3 x 16'2

Double glazed window to the side. Kitchen fitted with wall and base units with composite worktops, incorporating a breakfast bar. Stainless steel sink and drainer. Four ring induction hob. Intergrated appliances include double oven, dishwasher, new washing machine, fridge/freezer. Vertical radiator, understairs storage cupboard, new Woodpecker wooden flooring through to the Orangery extension.

Orangery

18'4 x 9'6"

Glass roof, with bi-fold doors to the garden and double glazed window to the side. Under floor heating and 2 vertical radiators

First Floor Landing

Stairs from the hallway, radiator and access to loft space with fitted ladder. The combination boiler is located in the loft.

Bedroom One

16'4 x 9'10

New double glazed bay window to the front, vertical radiator and coved ceiling.

Bedroom Two

10'6 x 10'1

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

7'6 x 7'8

Double glazed window to the side, radiator.

Bathroom

10' x 6'4

Obscured double glazed window to the rear. Free standing roll-top claw foot bath, shower cubicle, W.C and marble topped vanity unit with sink. Heated vertical radiator/heated towel rail. Tiled walls and floor.

Rear Garden

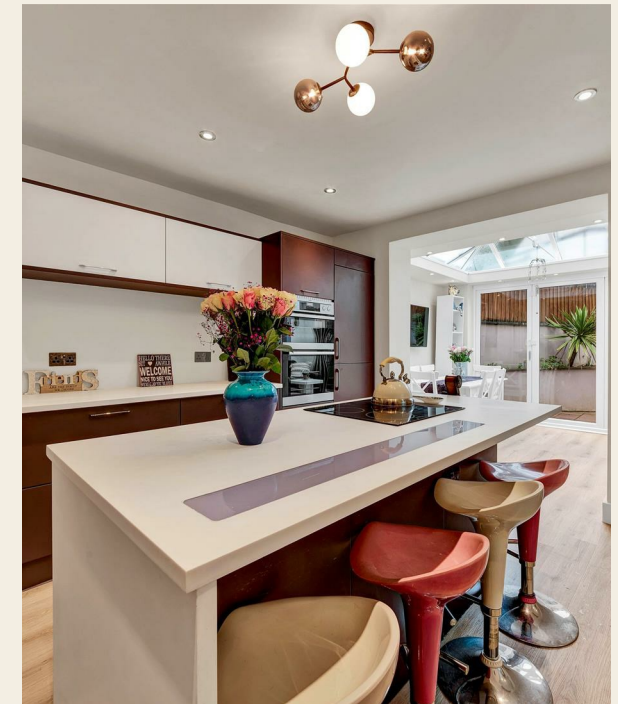
Enclosed by timber fences to three sides. Paved patio area, raised lawn. Further paved sitting area and raised flower beds. Cold water tap and two double electric power points. Pathway to side and wrought iron access gate.

Front

Off street parking, mature shrubs, lawn area.

Tenure and additional information

We have been advised by the seller that the property is freehold. Council tax band is TBC. The combination boiler is located in the loft. The bay window in the lounge and the bedroom are six months old.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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.

