

Fairwater Grove East

CARDIFF, CF5 2JS

GUIDE PRICE £385,000

**Hern &
Crabtree**



Fairwater Grove East

Simply stunning! A stylish and greatly extended three bedroom end of terrace house located on this popular street of Fairwater Grove East in Llandaff. The large open plan kitchen/diner/sitting area takes centre stage with bi-folding doors leading out onto the rear garden.

The light and spacious accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Open Plan Kitchen/Dining/Sitting Room with bi-folding doors onto the Rear Garden, Utility Area and Cloakroom to the ground floor. To the first floor are Three Bedrooms and a Large, Contemporary Four Piece Bathroom Suite. The property further benefits from a good size, sunny aspect rear garden with a storage unit and rear lane access as well as having 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. Internal viewings are a must!



1710.00 sq ft

Entrance

Entered via a double-glazed composite door to the front into the hallway.

Hallway

Stairs to the first floor. Opens up into the lounge. Under floor heating.

Lounge

18'9" x 12'5"

Double-glazed bay window to the front. Radiator. Tiled floor. Under floor heating.

Dining Room

12'3" x 9'11"

Continuation of the Tiled floor. Under floor heating.

Kitchen/Dining/Sitting Area

18'7 x 17'5

Bi-fold doors to the rear. Skylight windows. Tiled flooring. The kitchen is fitted with Wall and base units and a separate island. Integrated four-ring induction hob, oven and grill. Sink and drainer. Integrated fridge and freezer.

Utility

9'9 x 7'6

Wall and base units with worktop over, stainless steel sink and drainer, combination boiler, and plumbing for a dishwasher.

Cloakroom

6'8 x 3'6

Double obscure glazed window to the rear, w.c and wash hand basin, radiator.

First Floor Landing

Stairs rise up from the hall, glass balustrade, stairs to the loft room.

Bedroom One

14'9 x 11'8 max

Two double glazed windows to the rear, fitted wardrobes, radiator.

Bedroom Two

13'1 x 9'10

Twin double glazed windows to the front, radiator, fitted wardrobes.

Bedroom Three

8'5 x 12'

Vertical radiator, laminate flooring.

Bathroom

9'8 x 9'9

Double obscure glazed window to the side, walk in shower, double end bath, w.c and wash hand basin, vertical radiator.

Loft Room

14'11 x 7'7

Double glazed windows to the side and double glazed skylight, eaves storage. Maximum head height is 6'1".

Rear Garden

Enclosed by timber fencing, paved, raised flower beds.

Garage

Accessed from the rear lane.

Front

Parking for up to two vehicles.

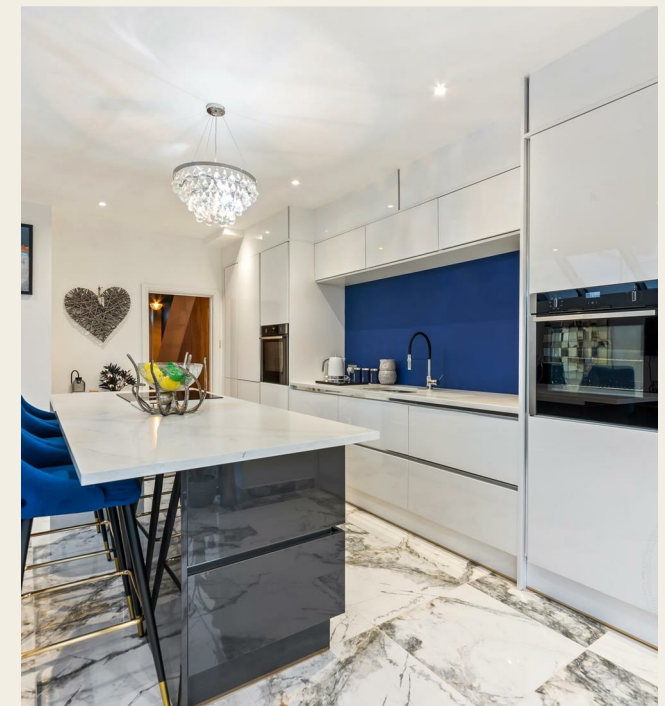
Tenure and additional information

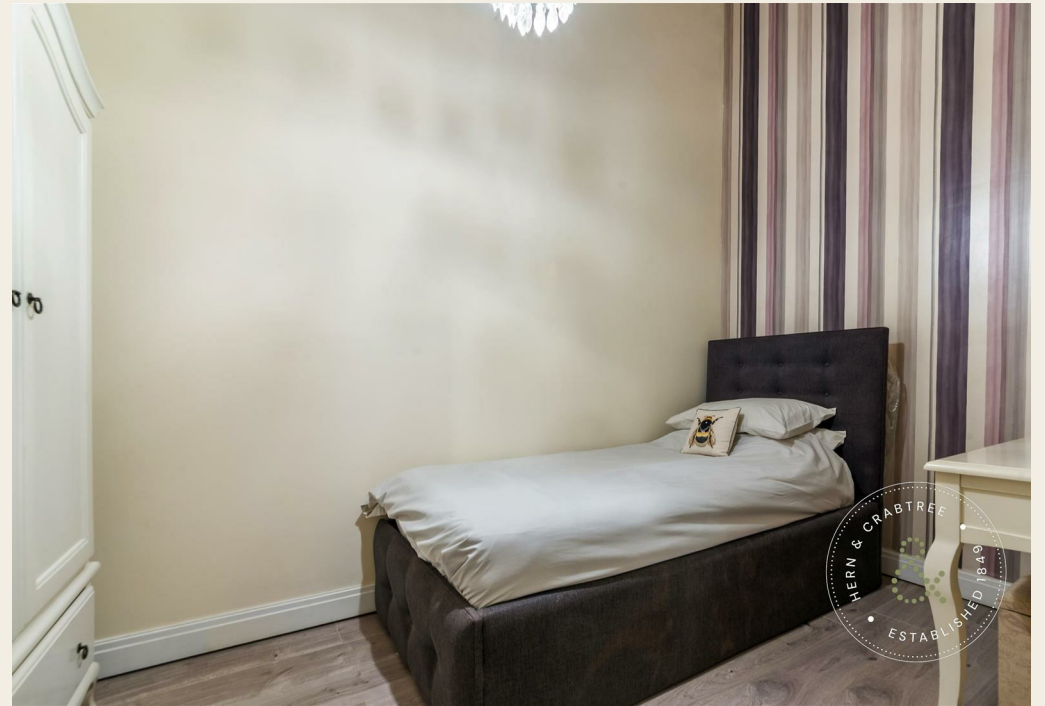
We have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b,

any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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.

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