

Fairwater Road

LLANDAFF, CARDIFF, CF5 2LD

GUIDE PRICE £800,000

**Hern &
Crabtree**



Fairwater Road

Imagine stepping into this beautifully transformed semi-detached house, perfectly positioned on a generous plot set back on Fairwater Road. Just a stone's throw from the picturesque and historic village of Llandaff and the charming Insole Court, this substantial home has been meticulously maintained and thoughtfully extended to create an inviting, light-filled family haven.

Upon entering, you're greeted by a spacious entrance hall that sets the tone for the rest of the house. The open lounge/diner, featuring a bay window to the front, offers a perfect space for relaxation and entertaining. The generous sitting room, with its bi-folding doors, opens onto the rear garden and seamlessly connects to the beautifully appointed kitchen/diner. A handy utility area and a cloakroom complete the ground floor, providing practicality and convenience.

The first floor houses five good-sized bedrooms, offering ample space for a growing family. Two of these bedrooms benefit from en-suite bathrooms, adding a touch of luxury. The four-piece family bathroom is elegantly designed, catering to all your needs.

The property boasts a fantastic-sized, landscaped rear garden. The front of the house offers off-street parking for multiple vehicles.

Llandaff village offers an array of independent shops, eateries, and amenities. The impressive Llandaff Cathedral and the scenic green spaces add to the village's charm. The Taff Trail is easily accessible from Fairwater Road, perfect for outdoor enthusiasts. Additionally, there are excellent bus links to Cardiff city centre and reputable schools nearby. For a full breakdown of local schools with Ofsted reports and distances, please visit hern-crabtree.co.uk.

• EPC - C



2386.00 sq ft

Entrance

Entered via a brick built storm porch with tiled floor and light, entered into the hallway via a double glazed composite front door with windows either side, double obscure glazed window, ceiling rose, vertical radiator, luxury vinyl flooring, stairs to the first floor with understairs cupboard.

Cloakroom/Utility

w.c and wash hand basin, plumbing for a washing machine, wall and base units, tiled walls, luxury vinyl floor.

Living Room

19'8"206'8" max x 16'4"95'1" max into bay Double glazed bay and half to the front, coved ceiling, ceiling rose and picture rail, vertical radiator, gas fireplace, wood parquet flooring.

Dining/Sitting Room

33'2"max x 19'8"26'2" max Sliding patio doors lead out to the rear garden, spotlights, luxury vinyl flooring, two vertical radiators, gas fireplace, additional window to the side, breakfast bar with Quartz worktop and space for a wine cooler fridge, a sun lantern roof, French doors lead out to the rear garden.

Kitchen

11'4" max x 14'2" max Fitted with a range of wall and base units with Quartz worktop, stainless steel sink with pull down spray mixer tap, integrated dishwasher, pull out larder cupboard, integrated re-cycling bins, integrated AEG double oven, a four ring gas hob with cooker hood above, space for fridge/freezer, luxury vinyl flooring.

First floor Landing

Stairs rise up from the entrance hall with Arts & Crafts spindles and handrail, spotlights, loft access, radiator, a good size landing area.

Bedroom One

13'8" x 13'6" Double glazed window to the side and the rear, radiator, a walk in wardrobe with light, luxury vinyl floor, door to en suite.

En Suite

8'0" x 6'2" Double obscure glazed window to the rear, corner shower cubicle with plumbed shower, w.c and vanity wash hand basin, tiled walls, vinyl floor.

Bedroom Two

17'2" max into bay x 12'2" max Double glazed bay window to the front, radiator, picture rail.

Bedroom Three

9'0" x 10'0" Double glazed window to the front, radiator, built in cupboard, door to en suite.

En Suite

7'1" x 4'3" Double obscure glazed window to the side, corner shower cubicle, w.c and vanity wash hand basin, part tiled walls, heated towel rail, vinyl floor.

Bedroom Four

13'2" x 11'0" Double glazed window to the rear, radiator, fitted wardrobes, cupboard housing a Viseman gas combination boiler, picture rail.

Bedroom Five

9'3" x 9'4" Double glazed window to the front, radiator.

Bathroom

6'11" x 9'7" Double obscure glazed window to the side, a four piece suite comprising, double end bath with central mixer tap, double shower

cubicle with plumbed shower and sliding glass door, w.c and wall mounted vanity wash hand basin, mirrored vanity cupboard, heated towel rail, extractor fan, spotlights, part tiled walls, luxury vinyl floor.

Rear Garden

A landscaped rear garden, paved patio, lawn, mature shrubs and flower borders, timber framed storage shed, raised composite decking sitting area with pergola, renewed fence to one side, outside power points, gate to side footpath.

Front

A tarmac driveway for two to three vehicles, a low rise brick wall, mature hedges, fencing to one side.

Tenure and additional information

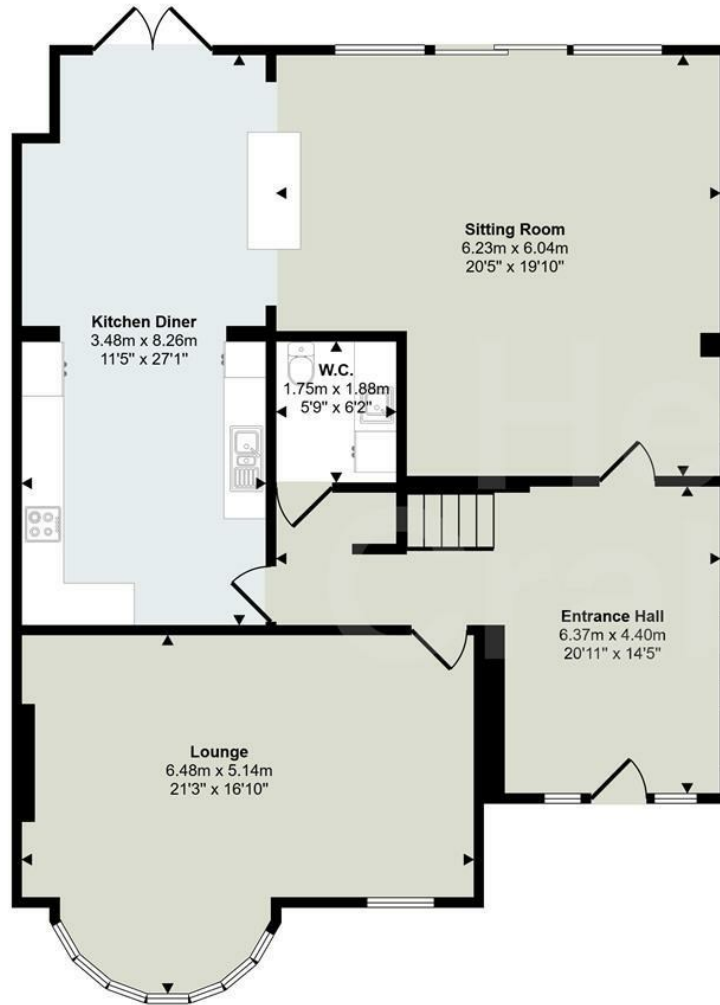
We have been advised by the seller that the property is freehold and the council tax band is G





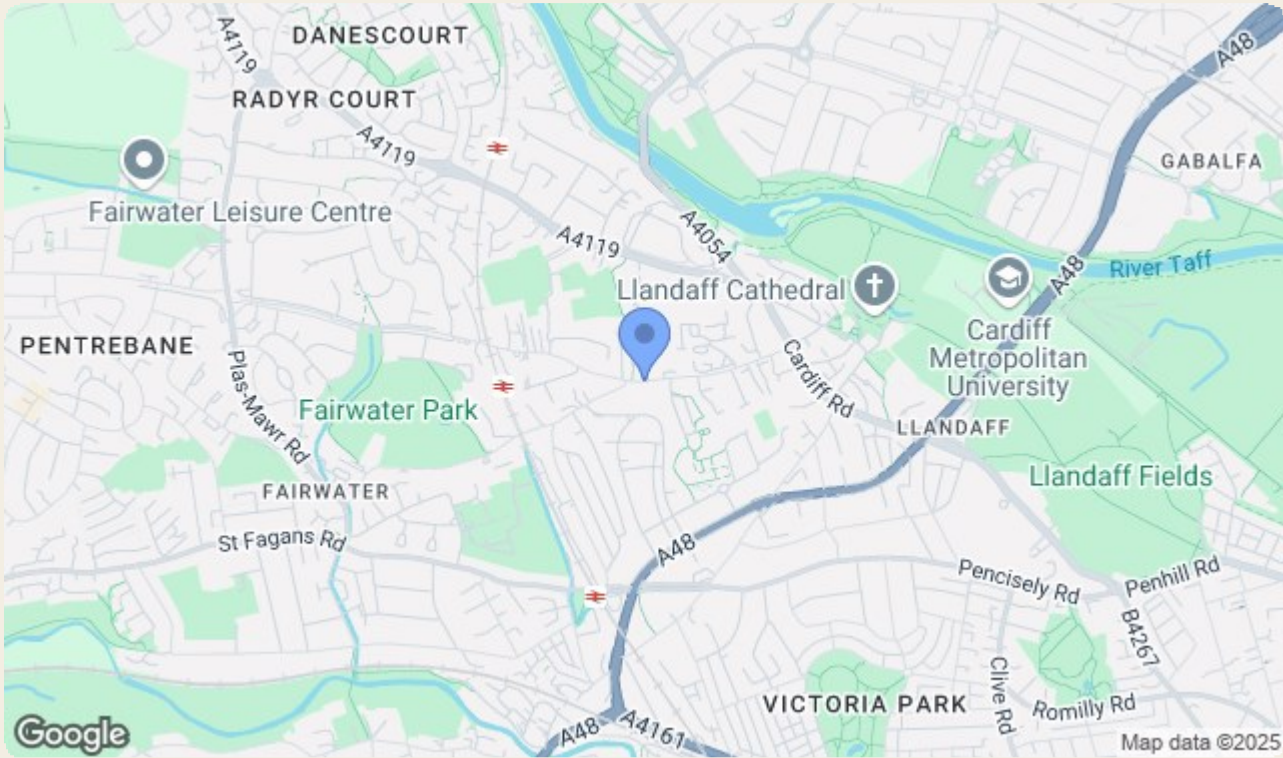


Approx Gross Internal Area
222 sq m / 2386 sq ft



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.

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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	
76	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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