

Fairwater Grove East

LLANDAFF, CARDIFF, CF5 2JT

GUIDE PRICE £389,950

**Hern &
Crabtree**



Fairwater Grove East

Located on the ever-popular Fairwater Grove East in Llandaff, this impressive and deceptively spacious four-bedroom mid-terrace home combines classic character with modern style. Extended and beautifully presented throughout, it features a south-west facing garden and a versatile detached studio—ideal for working from home, creative pursuits, or welcoming guests.

Inside, a traditional hallway leads to a modern shaker-style kitchen, thoughtfully designed in a 'broken plan' layout that flows through to the dining room. With French doors opening to the garden, this space is full of natural light and perfectly suited for entertaining. The cosy lounge at the front of the home features a charming bay window and wood-burning stove.

The first floor offers three bedrooms and a stylish family bathroom, while the top-floor loft conversion provides a generous principal suite complete with a contemporary en suite bathroom.

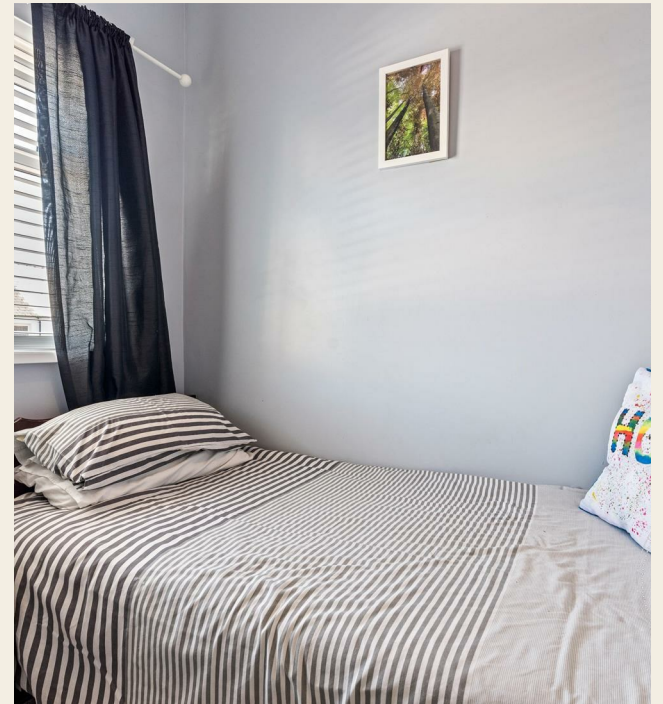
Outside, the rear garden is mature and well-tended, enjoying a sunny south-west orientation and convenient rear lane access. The former garage has been transformed into a detached studio, offering flexible additional space with the potential to add an en suite. To the front, a smart block-paved forecourt adds kerb appeal and practicality, ideal for bike storage or simply enhancing the approach to the property.

Living in Llandaff

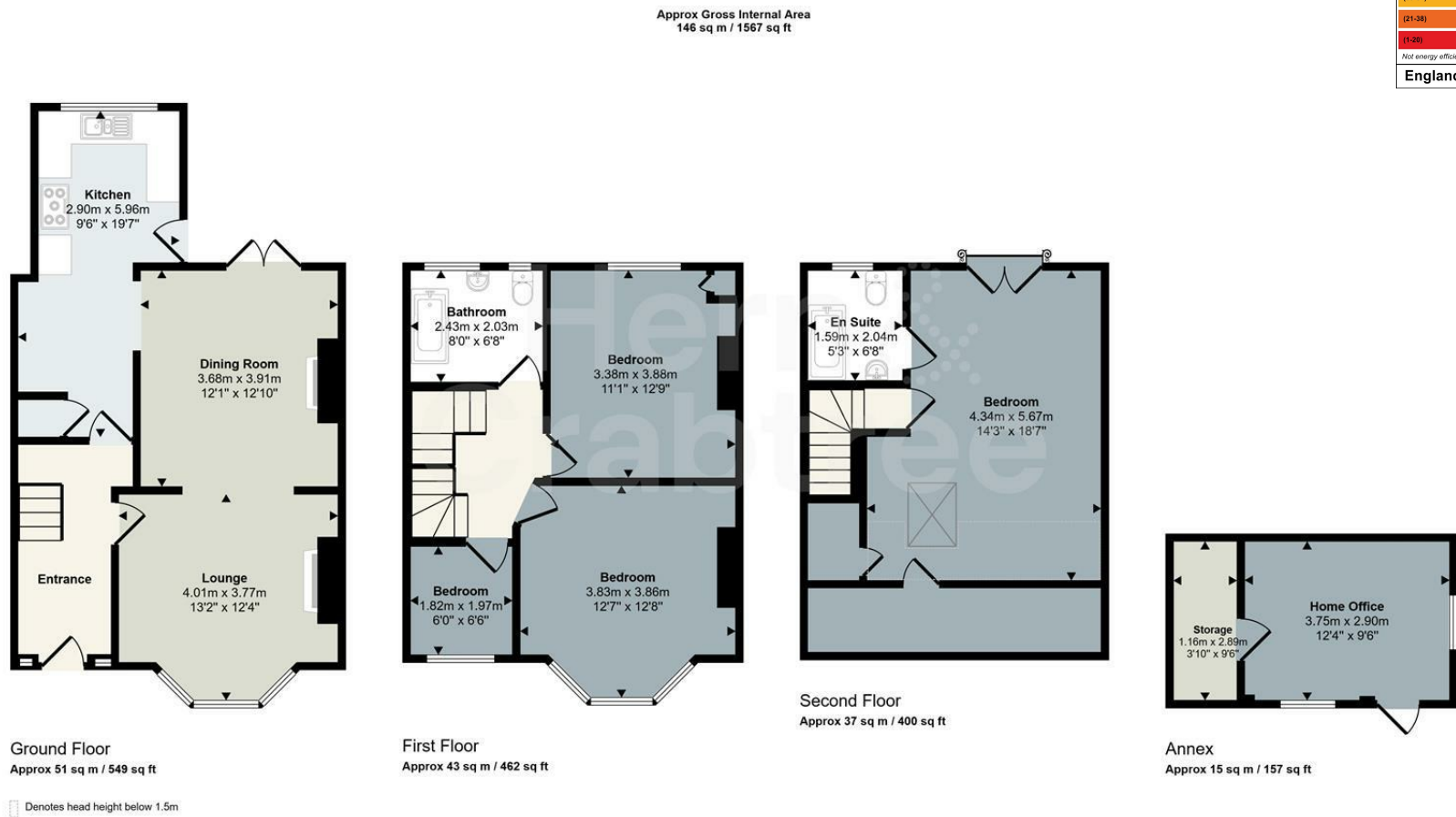
Llandaff is one of Cardiff's most desirable and historic neighbourhoods. Known for its striking cathedral, vibrant village high street, and excellent local schools, it offers a unique blend of heritage and community spirit. Residents enjoy easy access to the Taff Trail, scenic green spaces, and convenient transport links to Cardiff city centre, making it a superb choice for families, professionals and creatives alike. Waungron Train Station is on the doorstep providing excellent rail links to the city centre along with bus routes too.



1567.00 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.

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



Hern & Crabtree

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