

Fairwater Grove West

LLANDAFF, CARDIFF, CF5 2JN

GUIDE PRICE £335,000

**Hern &
Crabtree**

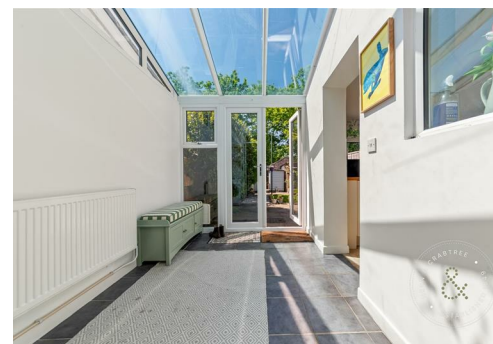


Fairwater Grove West

Set on this popular residential street in Llandaff, this traditional three bedroom mid-terrace property offers well-proportioned living spaces and a generous, sun-filled rear garden perfect for first-time buyers or growing families alike.

The ground floor features an inviting entrance hall, lounge, a separate spacious dining room, a fitted kitchen, and a useful lean-to. Upstairs, you'll find three well-sized bedrooms and a modern family bathroom. The property further benefits from a generous rear garden with a shed and convenient rear lane access, along with off-street parking to the front of the property.

Fairwater Grove West is a popular location and is placed a short walk from the beautiful Insole court and Waungron Railway Station which offers a regular service to and from Cardiff Central. Llandaff is placed approximately 3 miles north west of Cardiff centre and offers a selection of cafés, shops and eateries along with ample amenities to include rowing and rugby clubs. There is excellent access to the M4 via the A48. Internal viewings are an absolute must!



894.00 sq ft

Entrance

Entered via a composite front door, picture rail, utility meters, radiator, stairs to the first floor, tiled floor.

Living Room

12'4 x 11'1

Double glazed bay window to the front, picture rail, radiator, chimney breast, open fireplace with slate hearth, wooden floor.

Dining Room

17' x 9'10

Picture rail, radiator, open fireplace with a slate hearth, fitted cupboards, wooden floorboards, double glazed patio doors to the conservatory.

Kitchen

8'5 x 12'2

Double glazed window to the rear and door to the conservatory, wall and base units with worktops, ceramic sink and drainer, a four-ring gas hob with integrated oven, integrated fridge and freezer, integrated dishwasher, tiled floor.

Conservatory

6'11 x 11'5

Double glazed patio doors to the rear, double glazed windows and roof.

First Floor Landing

Stairs from entrance hall, access to loft space.

Bedroom One

12'4 x 10'9

Double glazed bay window to the front, picture rail, radiator, wooden floorboards.

Bedroom Two

9'11 x 10'9 max

Double glazed window to the rear, picture rail, radiator, built in cupboard housing the combination boiler, wooden floorboards.

Bedroom Three

5'11 x 6'10

Double glazed window to the front, radiator.

Bathroom

5'10 x 5'11

Double obscure glazed window to the rear, bath with Triton TBZ shower, w.c and wash hand basin, heated towel rail.

Rear Garden

Enclosed by brick wall and fencing, paved area, lawn area, flower borders, garden sheds, cold water tap, gate to the rear.

Front

Low rise wall and hedge, paved parking for at least two cars.

Tenure and additional information

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

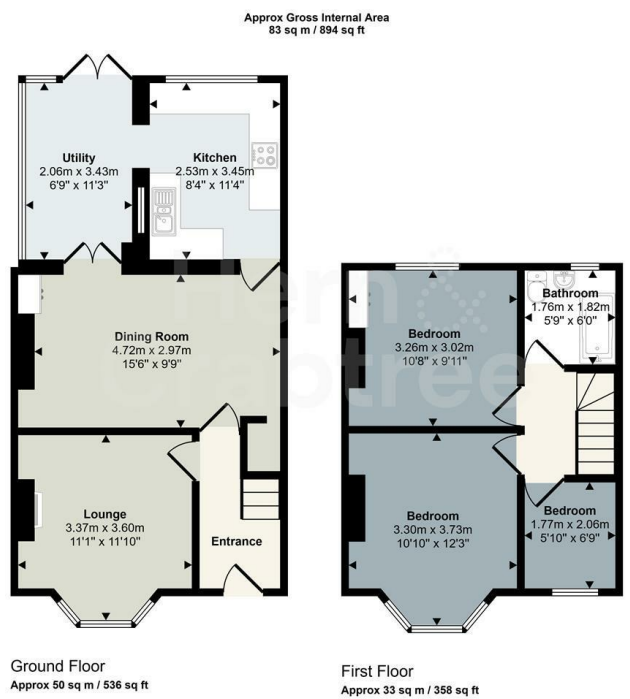
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

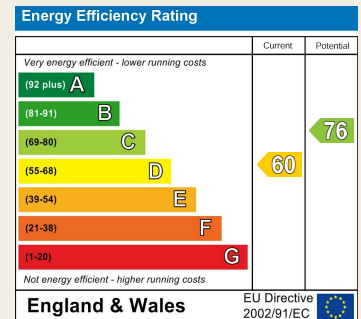
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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.



Hern & Crabtree

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

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.