

# Fairwater Grove West

LLANDAFF, CARDIFF, CF5 2JN

GUIDE PRICE £320,000

**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

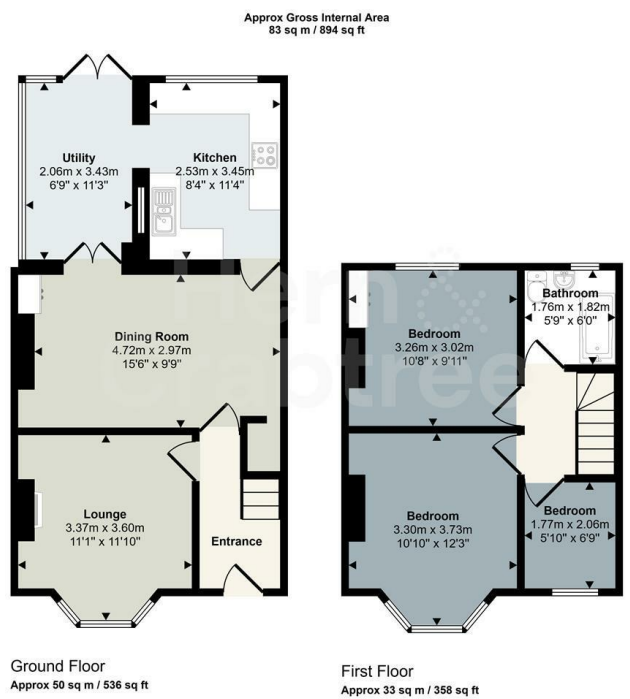
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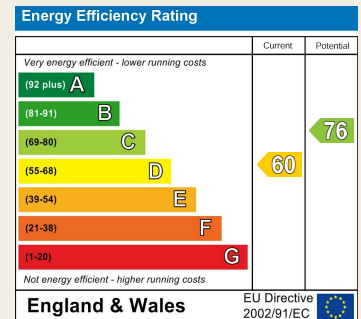
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