

Fairwater Road

LLANDAFF, CARDIFF, CF5 3JR

OFFERS IN EXCESS OF £550,000

**Hern &
Crabtree**



Fairwater Road

Perfectly positioned in the corner of a quiet row of modern houses set back from Fairwater Road in Llandaff, this beautifully presented four-bedroom detached home offers generous living space and a fantastic rear garden with a stylish garden room.

Beautifully presented throughout, the property boasts generous and flexible living space. The ground floor features a welcoming entrance hall, a convenient cloakroom, a versatile home office or snug, a bright lounge that flows seamlessly into the dining room, and a modern fitted kitchen with a breakfast area to the ground floor.

Upstairs, you'll find four well-sized bedrooms, including a spacious main bedroom with an en-suite shower room. A well-maintained rear garden with a charming garden room provides a relaxing retreat, while off-street parking and a single garage add further practicality.

Fairwater Road is perfectly positioned in between Llandaff and Fairwater. Llandaff village is close by along with Fairwater Green and Park. Fairwater Train Station is a short stroll away giving easy access to and from Cardiff City Centre. It is also within walking distance to excellent primary and secondary schools. Internal viewings are highly recommended!



1565.00 sq ft

Entrance

Entered via a solid wood door with double obscure panel inset and to the side, coved ceiling, radiator. double glazed window to the side, stairs to the first floor with large storage cupboard beneath.

Office

Double glazed window to the front, coved ceiling, radiator.

Cloakroom

Double obscure glazed window to the side, coved ceiling, w.c and wash hand basin, heated towel rail, laminate flooring.

Living Room

Double glazed sliding patio door to the rear, coved ceiling, a multi-fuel wood burner with marble surround and hearth, vertical radiator.

Dining Room

Double glazed patio doors lead out to the garden, coved ceiling, vertical radiator, tiled floor.

Kitchen

Door to the rear, coved ceiling, wall and base units with worktop over, one housing the combination boiler, integrated washing, integrated fridge and freezer, integrated grill and oven, a five ring gas hob, stainless steel sink and drainer, integrated dishwasher.

First Floor Landing

A dog leg staircase to the first floor, double obscure glazed window to the side, coved ceiling, radiator, airing cupboard.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes and storage.

En Suite

Double obscure glazed window to the side, a walk in shower, w.c and wash hand basin, heated towel rail, coved ceiling, tiled walls.

Bedroom Three

Double glazed window to the front, radiator.

Bedroom Four

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the front, bath with a Mira power shower over, w.c and wash hand basin heated towel rail, coved ceiling, tiled walls, laminate flooring.

Rear Garden

Decked area, cold water tap and power sockets, fishpond, lawn, gravel path, trees and shrubs, further decked sitting area.

Garage

With up and over door, control panel for the garden room, power, storage to roof area.

Garden Room

Double glazed window to the rear, bi-fold doors to the side, power, underfloor heating.

Front

Large driveway for several vehicles, hedge and fence.

Disclaimer

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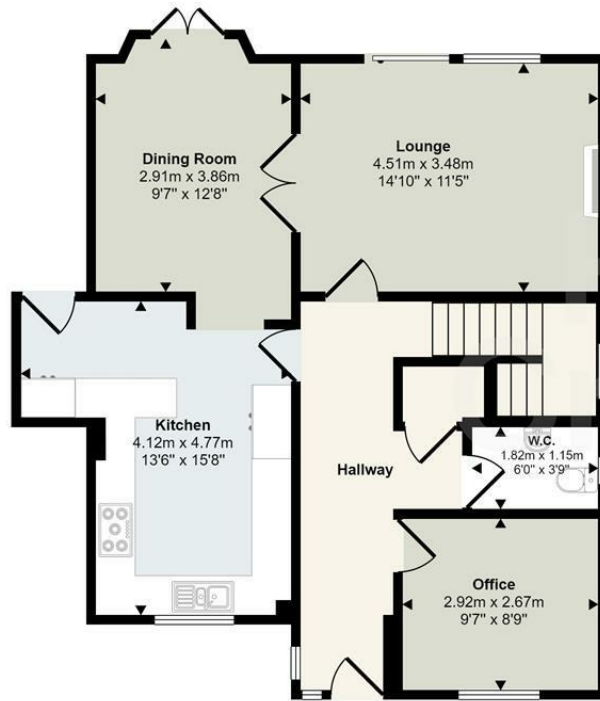
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure

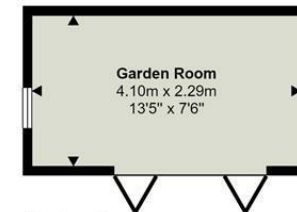
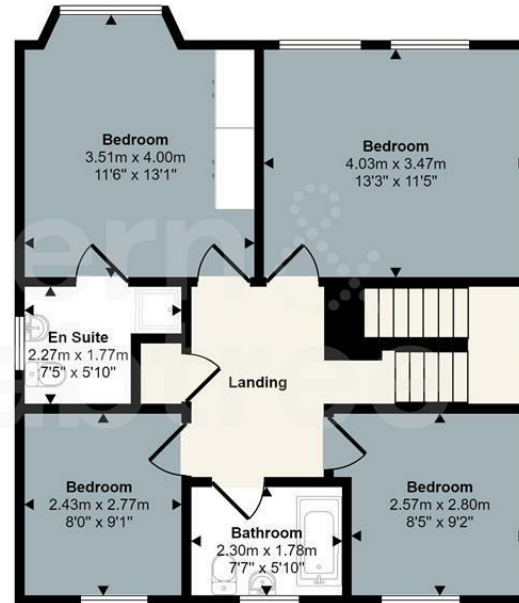
we have been advised by the seller that the property is freehold and the council tax band is G.







Approx Gross Internal Area
145 sq m / 1565 sq ft



Garden Room
Approx 9 sq m / 101 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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

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



**Hern &
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