

**105 Fairwater Grove East, Llandaff
Cardiff
CF5 2JT**

Entrance Hall

Accessed via a Upvc door into this spacious and inviting hall. Stairwell. Radiator. Timber floor. Coved ceiling. Panelled doors leading to both lounge & dining room



Lounge 12'10" x 9'7" (min)

A well presented reception room with bay window to front. Period style fireplace. Radiator. Dado rail. Coved ceiling



Dining Room 12'6" x 10'4"

A decent sized living room again featuring a period style fireplace. Timber floor. Window to rear. Radiator. Coved ceiling



Kitchen 9'2" x 6'11"

A well proportioned kitchen housing a good selection of modern White wall & base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine. Integrated gas hob, electric oven & extractor hood. Tiled splashbacks. Tiled floor. Downlighting. Window. 1/2 Glazed Upvc door leading out to garden



First Floor Landing

Panelled doors off leading to three bedrooms and bathroom W.C. Pull down loft cover & ladder leading up to boarded loft space with power & light. Radiator. Dado rail. Coved ceiling

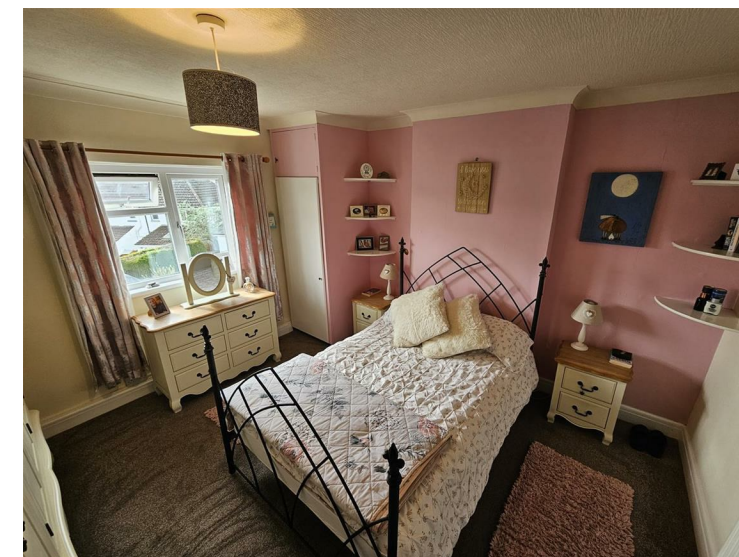
Bedroom One 11'1" x 9'7" (min)

A good sized double bedroom with bay window to front. Radiator. Coved ceiling



Bedroom Two 12'5" x 11'4"

Large double bedroom with window to rear. Radiator. Coved ceiling. Linen cupboard sites a wall mounted gas combination boiler that fires domestic hot water and central heating.



Bedroom Three 9'1" x 7'1"

Single sized bedroom with window to front. Radiator. Coved ceiling. Timber floor



Bathroom W.C.

Fully tiled walls with suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath incorporating electric shower over. Window. Radiator. Coved ceiling



Front Garden

Mainly based in slate, enclosed by brick built wall & wrought iron gate.

Rear Garden

Mainly based with stone, nature shrubs. Pedestrian gate to lane. Rear garden leads to



Side Garden

Paved patio leads onto an artificial lawn with timber constructed Pagoda. Power supply. Block built wall



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the

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property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

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			
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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Situated At This Popular Location Can Be Found This Well Maintained & Well Presented Traditional Built End Of Terrace Bay Fronted House Offering Good Sized Family Accommodation. Briefly Comprising Of Entrance Hall, Lounge, Dining Room, Fitted Kitchen With Oven & Hob, Three Bedrooms & Tiled Family Bathroom W.C. & Shower. Gardens To Front, Side & Rear. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. The Property Is Handily Placed For A Variety Of Facilities To Include The Shops, Restaurants & Public Houses At Llandaff Village, Various Schools And Public Transport. Viewing Recommended.

£325,000 Freehold

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