

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FAIRWATER GROVE EAST
LLANDAFF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALLWAY

DINING ROOM

3.71m x 3.48m (12'2" x 11'5")

LOUNGE

4.27m x 3.78m (14' x 12'5")

CONSERVATORY

2.79m x 2.18m (9'2" x 7'2")

KITCHEN

3.96m x 3.84m (13' x 12'7")

INNER HALL

CLOAKROOM

STORE ROOM

LANDING

BEDROOM

4.17m x 3.48m (13'8" x 11'5")

BEDROOM

3.71m x 3.45m (12'2" x 11'4")

BEDROOM

2.49m x 2.34m (8'2" x 7'8")

BATHROOM

2.51m x 2.08m (8'3" x 6'10")

FRONT GARDEN

Entered via a wrought iron gate with a path leading to the front door. Area laid to lawn with an extensive range of mature shrubs.

REAR GARDEN

A generous size rear garden with wooden fence and hedge boundaries. A pathway leads down one side of the garden next to a good size area laid to lawn. A paved patio area roughly half way down the gardens leads to a brick built BBQ area to the rear. There is an array of plants, trees and mature shrubs and a further pathway leads to the garage located to the rear of the property and accessed via a lane.

GARAGE

Vehicular access via Fairwater road and a lane leads to the garage which has an up and over garage door.

TENURE

We have been informed the property is Freehold, your legal representative should confirm this.

CONSTRUCTION

Block and brick construction with pitched rood

EPC

Awaiting

COUNCIL TAX

Band E

BROADBAND & MOBILE

1800 Mbps & phone signal is likely



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A good size and extended semi detached family home located at the top end of a desirable street in Llandaff. The property has a good size front and rear gardens and benefits from a garage located to the rear of the property and can be accessed via a lane. Our seller is motivated and has already from their onward purchase. Make this property your next home!
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Comments by - Mr Julian Preston



FAIRWATER GROVE EAST

LLANDAFF, CF5 2JW - £370,000

 3 bedrooms  1 bathroom(s)  0.00 sq ft

Nestled in the charming Fairwater Grove East, Cardiff, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Built in 1950, the property boasts a timeless appeal while providing ample space for modern living. Upon entering, you will find three well-proportioned reception rooms, ideal for both entertaining guests and enjoying family time. The layout allows for a versatile use of space, whether you envision a cosy lounge, a formal dining area, or a playroom for the children. The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The property features a well-appointed bathroom, ensuring that the needs of a growing family are met with ease. Outside, the good-sized gardens offer a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a garage to the rear provides valuable storage space or potential for a workshop. Parking is a breeze with space for your car, making this home not only practical but also convenient for busy families. This residence is perfectly situated to take advantage of local amenities, schools, and parks, making it an ideal choice for those seeking a family-friendly environment. With its charming character and spacious layout, this property is a wonderful opportunity for anyone looking to settle in the vibrant city of Cardiff. Don't miss the chance to make this house your home.

PROPERTY SPECIALIST

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