





Fairwater Grove West, Cardiff CF5 2JN

allen & harris

welcome to

Fairwater Grove West, Cardiff

Detached property currently arranged as two self-contained flats, offering excellent investment potential or scope for conversion to a family home. Benefitting from parking, garage and a sought-after Llandaff location. Offered with no onward chain.

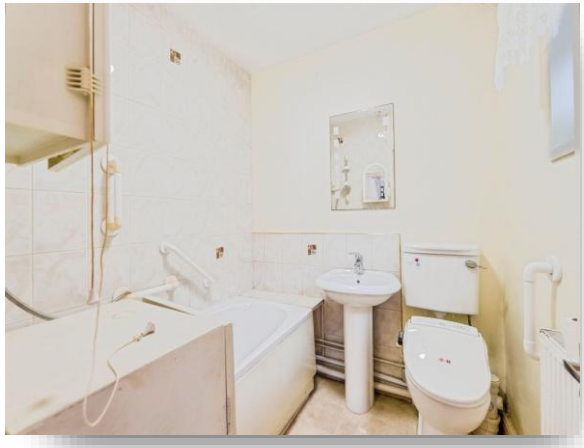












Reception Room
15' 10" Max x 10' 9" Max (4.83m Max x 3.28m Max)
A generously sized lounge featuring a gas fireplace as a focal point and two windows that allow plenty of natural light to fill the room. The space is carpeted and benefits from radiators and power points throughout, with convenient access to both the kitchen/diner and the hallway.

Kitchen/Diner
15' 10" Max x 8' 8" Max (4.83m Max x 2.64m Max)
The dining area flows into the kitchen and offers a good range of worktop space, with a window providing natural light and an extractor hood positioned above the oven and hobs. Fitted with wall and base units, a sink with drainer and tiled splashbacks.

Bedroom Two
11' 8" Max x 10' 8" Max (3.56m Max x 3.25m Max)
A well-proportioned double bedroom situated to the rear of the property, enjoying a peaceful position and offering ample space for a range of bedroom furniture and storage solutions.

Garage
26' 4" Max x 10' 8" Max (8.03m Max x 3.25m Max)
Providing secure off-road parking as well as ample storage space, this generously sized garage features an up-and-over door and access to the courtyard.

Bathroom
The bathroom is fitted with a bath, wash hand basin and WC, providing a practical and well-proportioned space for everyday use. Tiled floor, partly tiled walls and a radiator.

Bedroom Three
10' 7" Max x 6' 5" Max (3.23m Max x 1.96m Max)
Located on the ground floor, this well-proportioned room offers a bright and adaptable space. It benefits from a window providing natural light and ample room for furnishings and storage solutions.

Bedroom Four
8' 8" Max x 7' 9" Max (2.64m Max x 2.36m Max)
This well-sized bedroom benefits from a window providing natural light and offers ample space for bedroom furniture.

Bedroom One
12' 9" Max x 10' 1" Max (3.89m Max x 3.07m Max)
The principal bedroom is well proportioned and features fitted wardrobes, along with ample space for further bedroom furnishings. A large window provides excellent natural light, enhancing the bright and welcoming feel of the room.

Bathroom
12' 7" Max x 7' 4" (3.84m Max x 2.24m)
A well-appointed family bathroom fitted with a bath and overhead shower, wash hand basin and WC. The room benefits from tiled walls and a privacy window, providing both practicality and natural light.

Reception Room
16' 10" Max x 12' 11" Max (5.13m Max x 3.94m Max)
A well-proportioned living room with an archway opening to the kitchen/diner, helping to create a bright and welcoming living space. The room also connects to the hallway, providing easy access to the bedrooms and contributing to the property's practical layout.

Kitchen/Diner
16' 10" Max x 8' 5" Max (5.13m Max x 2.57m Max)
A generously sized kitchen/diner combines practicality with versatility, offering plenty of space for dining and socialising. Complemented by integrated appliances and a fitted hob and cooker. Fitted with wall and base units, a sink with drainer and tiled splashbacks.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Fairwater Grove West, Cardiff

- Versatile detached property currently configured as two self-contained apartments
- Excellent investment opportunity or potential to create a substantial family home
- Ground floor apartment with off-road parking, garage and private courtyard garden
- Two bedrooms in each apartment, offering spacious and flexible accommodation
- Sought-after Llandaff location with no onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108235

The Property Ombudsman

Property Ref:
CRP108235 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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