

Fairwater Grove East, Cardiff

Asking Price Of £450,000

WELL PRESENTED, FOUR BEDROOM MID-TERRACED HOUSE MGY are delighted to bring to market, this spacious four bedroom, mid-terraced family home situated on the much favoured Fairwater Grove East in Llandaff. The property briefly comprises entrance hallway, lounge, dining/sitting room, kitchen and downstairs bathroom. To the first floor are three double bedrooms and the second floor comprises of a fourth double bedroom with ensuite shower room. The property further benefits from a great sized rear garden, off road parking, gas central heating and double glazing throughout. *Viewing highly recommended*

Council Tax band: E

Tenure: Freehold

ENTRANCE HALL

Entered via composite front door. Tiled flooring. Radiator. Pendant light fitting. Doors to lounge/diner, sitting room and kitchen. Coving. Stairs rising to first floor.

LOUNGE/DINER

13' 2" x 12' 5" (4.01m x 3.79m)

Double glazed bay window to front aspect. Carpeted flooring. Alcoves with open fireplace. Pendant light fitting with ceiling rose. Coving. Radiator.

SITTING ROOM

14' 1" x 10' 0" (4.30m x 3.04m)

Double glazed uPVC doors leading to rear garden. Wood block flooring. Alcoves. Pendant light fitting. Vertical radiator.

KITCHEN

12' 9" x 8' 2" (3.89m x 2.50m)

Double glazed uPVC window to side aspect and door to rear garden. Fitted kitchen with cupboards across three walls. Integrated appliances including AEG electric oven and grill, five ring gas hob with extractor hood over and splashback, washing machine and dishwasher. Space for American style fridge and freezer. Tiled flooring. Coving. Spotlights. Door to downstairs bathroom.

BATHROOM

7' 10" x 5' 3" (2.39m x 1.61m)

Double glazed uPVC window to rear aspect. Modern bath with mixer tap and showerhead fixture over. Wet room with mains rainfall shower and additional shower fixture. WC. Wall mounted wash hand basin with mixer tap over. Vinyl flooring. Fully tiled walls. Extractor. Spotlights

FIRST FLOOR LANDING

Carpet to stairs and landing. Split level landing. Pendant light fitting. Doors to all rooms. Stairs rising to second floor.

BEDROOM ONE

15' 3" x 10' 3" (4.64m x 3.13m)

Two double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

BEDROOM TWO

14' 4" x 8' 4" (4.36m x 2.54m)

Double glazed uPVC window to side aspect. Double bedroom. LVT flooring. Alcoves with original feature fireplace. Pendant light fitting. Cupboard housing Worcester boiler. Loft hatch. Radiator.

BEDROOM THREE

10' 6" x 10' 0" (3.20m x 3.04m)

Double glazed uPVC window to rear aspect. Double bedroom. Laminate flooring. Alcoves with original feature fireplace. Pendant light fitting. Radiator.

BEDROOM FOUR

14' 3" x 12' 3" (4.35m x 3.73m)

Double glazed uPVC window to rear and Velux window to front aspect. Double bedroom. Carpeted flooring. Under eave storage. Spotlights. Radiator. Door to:

EN-SUITE

6' 3" x 4' 8" (1.91m x 1.41m)

Modern suite comprising wall mounted wash hand basin with mixer tap over, WC, and double shower with mains powered shower above and tiled splashback. Velux window. Extractor. Pendant light fitting. Radiator.

TENURE

MGY have been advised that the property is FREEHOLD.

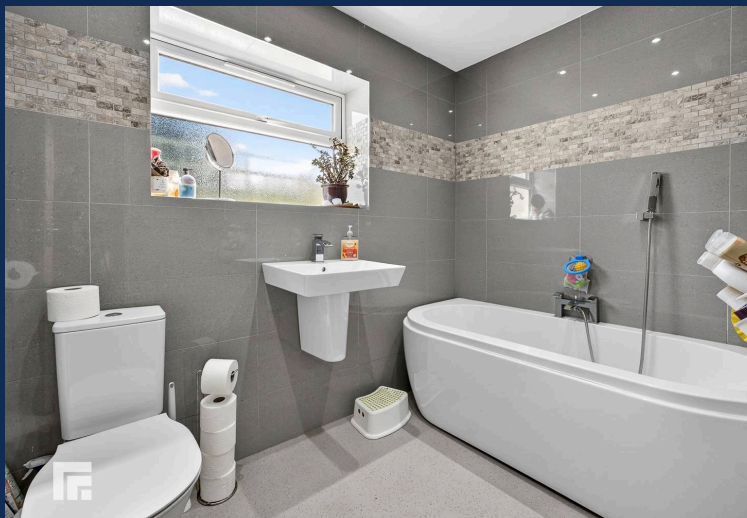
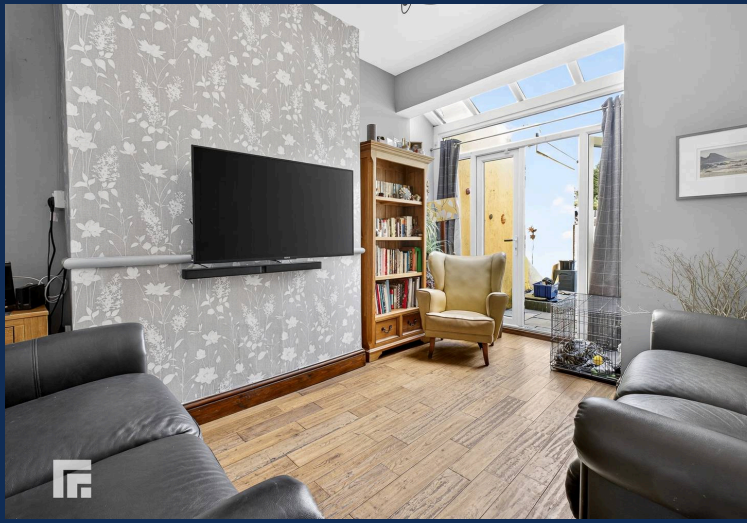


GARDEN

Front - Wall border. Driveway with off road parking, leading to front door. Rear - East facing private rear garden with laid to patio, lawn and decked areas. There is an array of mature plants, with flower beds. Fence and wall border. Shed to far end. Gate leading to rear lane which is gated both ends.

DRIVEWAY

2 Parking Spaces





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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