

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FAIRWATER GROVE EAST  
FAIRWATER



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



**HALLWAY**

**LIVING ROOM**

3.84m x 3.28m (12'7" x 10'9")

**SITTING ROOM**

3.25m x 3.23m (10'8" x 10'7")

**DINING ROOM**

3.96m x 3.56m (13' x 11'8")

**KITCHEN**

3.84m x 3.56m (12'7" x 11'8")

**LANDING**

**BEDROOM**

4.98m x 3.28m not including bay (16'4" x 10'9" not including bay)

**BEDROOM**

3.30m x 3.25m (10'10" x 10'8")

**BEDROOM**

2.62m x 2.06m (8'7" x 6'9")

**BEDROOM**

3.58m x 3.56m (11'9" x 11'8")

**BATHROOM**

1.91m x 1.85m (6'3" x 6'1")

**GARDEN**

A south westerly facing garden with brick walled boundaries. Access to the garage located to the rear of the garden.

**GARAGE**

A good size brick built garage with folding wooden doors and a galvanised corrugated metal sheet roof.

**SCHOOL CATCHMENT**

My English medium primary catchment area is Fairwater Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Cantonian High School  
My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

**CONSTRUCTION**

**MOBILE & BROADBAND**

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. Broadband speeds of up to 1800 Mbps are available.

**COUNCIL TAX**

Band F

**EPC**

TBC



“ This home is not just about space; it is also about location. Fairwater Grove East is a sought-after area, known for its friendly community and proximity to local amenities, schools, and parks. With its traditional charm and modern conveniences, this end terrace house is a wonderful opportunity for anyone looking to settle in Cardiff. Don't miss the chance to make this lovely property your new home. ”

Comments by - Mr Julian Preston

# FAIRWATER GROVE EAST

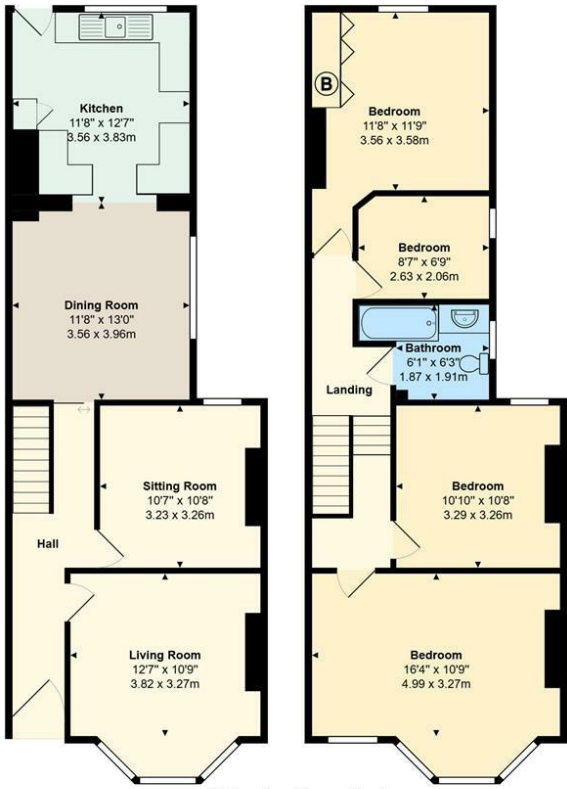
FAIRWATER, CF5 2JT - £300,000

 4 bedrooms  1 bathroom(s)  1357.00 sq ft

This traditional terrace family home offers a delightful blend of space and comfort. Requiring internal remodelling & spanning an impressive 1,357 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office. Internally comprising of an entrance hallway, lounge, sitting room, dining room, kitchen, landing, four bedrooms and bathroom. The property features a south-westerly facing rear garden, which is excellent for those summer months. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, a garage at the rear provides convenient parking, ensuring that you have a secure place for your car or extra storage.

### PROPERTY SPECIALIST

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Senior valuer



Fairwater Grove East

Total Area: 1357 R² ... 126.0 m²

All measurements are approximate and for display purposes only

