



FAIRWATER GROVE EAST
LLANDAFF
CARDIFF CF5 2JW

ASKING PRICE OF
£499,950



END TERRACED HOUSE



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BEAUTIFULLY PRESENTED, FAMILY HOME IN LLANDAFF MGY are delighted to bring to market, this four bedroom, three-storey, end terraced family home situated on the much-favoured Fairwater Grove East, Llandaff. The accommodation is split over three floors and briefly comprises entrance porch into hallway, lounge/diner, kitchen, downstairs WC, four bedrooms - master ensuite shower room, and family bathroom. The property further benefits from a great sized Northeast facing rear garden with lane access and has gas central heating and double glazing throughout. ***Viewing highly recommended***

ENTRANCE PORCH

Entered via front door leading from private front garden. Tiled flooring. Door leading to :-

ENTRANCE HALL

Original tiled flooring. Pendant light fitting and additional wall lighting. Original coving. Vertical radiator. Doors to lounge/diner, downstairs WC and kitchen. Stairs rising to first floor.

LOUNGE/DINER

25' 9" x 13' 0" (7.87m x 3.97m)

Wood flooring. Double glazed uPVC bay window to front aspect. Coving. Log burner to lounge with alcoves either side. TV and telephone point. Power points. Radiators. Feature fireplace to dining area with alcoves either side with fitted shelving. Pendant light fittings. Doorway to kitchen.

KITCHEN

19' 10" x 10' 1" (6.06m x 3.08m)

Tiled flooring. Modern shaker style kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel inset sink with mixer tap over. Integrated appliances such as dishwasher, washing machine and wine cooler. Central island with storage beneath and space for stool seating. Space for fridge/freezer and range cooker. Power points. Spotlights and pendant light fittings. Velux windows. Double glazed uPVC French doors and additional double glazed bi-folding doors leading to rear garden. Radiators. Power points.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,598 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DOWNSTAIRS WC

5' 10" x 2' 7" (1.78m x 0.79m)

Tiled flooring. WC. Wall mounted wash hand basin with mixer taps over and tiled splashback. Spotlights.

FIRST FLOOR

Carpet runner to stairs. Carpet to landing. Doors to three bedrooms and family bathroom. Pendant light fitting. Stairs rising to second floor.

BATHROOM

11' 1" x 10' 11" (3.39m x 3.34m)

Floorboards. Partially tiled walls. Obscure double-glazed uPVC windows to side aspect. Storage cupboard. Radiator. Walk in shower cubicle with mains powered shower over and handheld shower attachment. Spotlights and wall lighting. WC. Vanity wash hand basin with hot and cold tap over. Free standing roll-top bath with mixer taps over and handheld shower attachment. Extractor.

BEDROOM TWO

14' 0" x 11' 8" (4.29m x 3.58m)

Carpet to floor. Double glazed uPVC bay window to front aspect. Radiator. Pendant light fitting. Power points.

BEDROOM THREE

11' 8" x 11' 8" (3.58m x 3.57m)

Carpet to floor. Spotlights. Double glazed uPVC window to rear aspect. Power points. Radiator. Two alcoves.

BEDROOM FOUR

11' 10" x 5' 7" (3.62m x 1.71m)

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator. Fitted hanging rail.



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SECOND FLOOR

Carpet to floor. Velux window. Fitted shelving. Door leading to master bedroom.

MASTER BEDROOM

17' 6" x 13' 11" (5.34m x 4.25m)

Carpet to floor. Two Velux windows - one to front aspect and one to rear aspect. Fitted eaves storage. Pendant light fitting. Power points. Radiator. Door to ensuite shower room.

ENSUITE

9' 2" x 5' 7" (2.81m x 1.71m)

Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower. Velux window to rear aspect. WC. Pedestal wash hand basin with hot and cold tap over. Eaves storage. Extractor.

OUTSIDE

Front - Shingled area. Wall border. Tiled pathway leading to front door.

Rear - Northeast facing. Laid to patio. Lawn area. Fence and wall border. Shed to far end. Gate leading to rear lane which is gated both ends.

TENURE

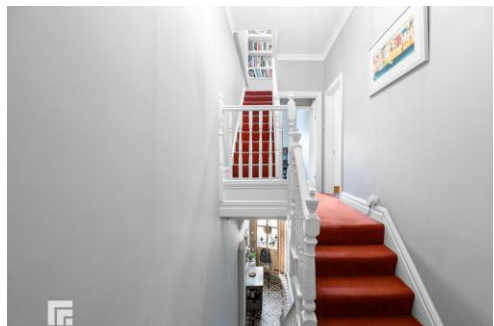
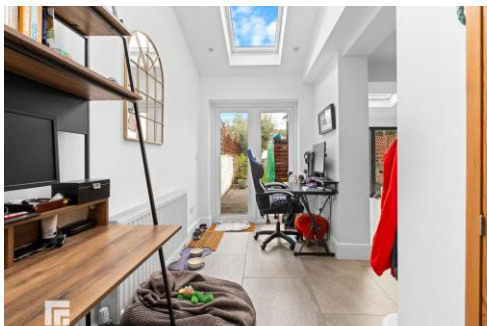
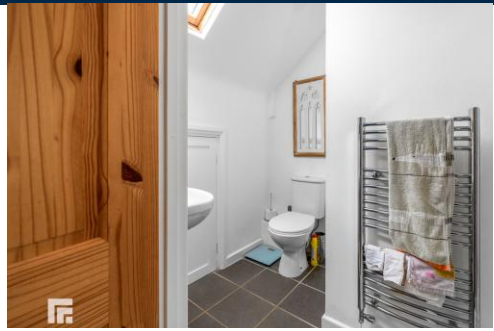
MGY have been advised that the property is FREEHOLD.



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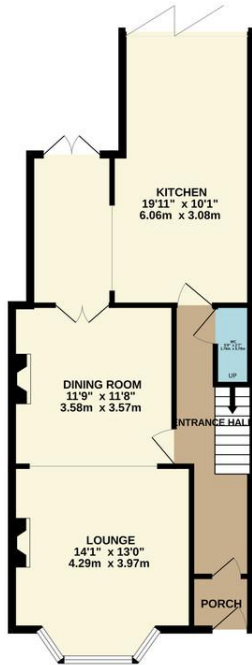


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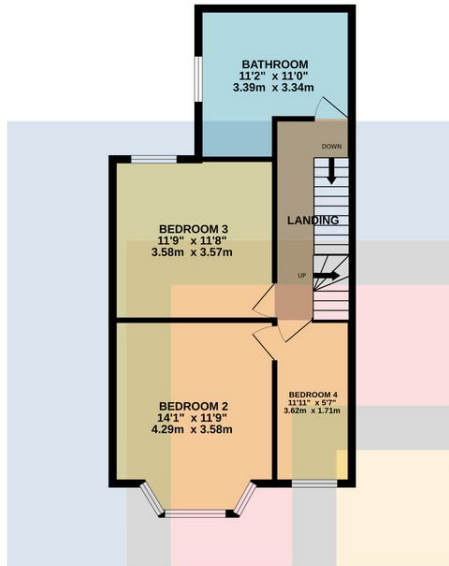


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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.

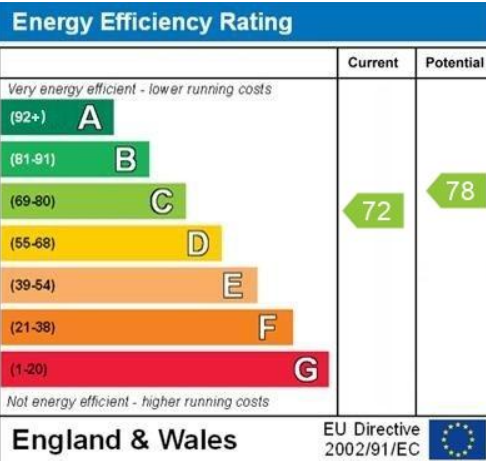


2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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