





Fairwater Grove East, Cardiff CF5 2JT

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welcome to

Fairwater Grove East, Cardiff

A charming bay-fronted three-bedroom end-of-terrace home in the sought-after area of Llandaff, offering spacious accommodation, a tiered rear garden with lane access, and excellent transport links, local amenities and schools nearby.













Entrance Hall
Entered via a uPVC front door with obscure glazed side panels, the entrance hall features a coved ceiling, dado rail, radiator, and boxed-in utility meters. A staircase rises to the first floor, and the space is finished with attractive wooden flooring throughout.

Lounge
12' 10" Max x 12' 4" Max (3.91m Max x 3.76m Max)
A double glazed bay window to the front elevation provides plenty of natural light. Features include a radiator, coved ceiling, dado rail, and an attractive fireplace with wooden mantel, creating a focal point to the room.

Dining Room
13' 3" Max x 10' 3" Max (4.04m Max x 3.12m Max)
A double glazed window to the rear elevation overlooks the garden and allows for ample natural light. The room features a coved ceiling, radiator, and attractive wooden flooring. A fireplace with wooden mantel and tiled hearth provides a charming focal point.

Kitchen
9' 10" Max x 6' 2" Max (3.00m Max x 1.88m Max)
Fitted with a range of wall and base units with work surfaces over and complementary tiled splashbacks. Incorporating a ceramic sink and drainer, integrated four-ring gas hob with oven and grill below. There is space for a fridge and washing machine. A double glazed window to the rear elevation and a rear uPVC door with obscure glazed side panels provide natural light and access to the garden.

1st Floor Landing
Stairs rise from the entrance hall to the first floor landing, featuring a wooden handrail, coved ceiling and dado rail. There is access to the loft space, a radiator, and doors leading to the first floor accommodation.

Bedroom One
13' Max x 11' 9" Max (3.96m Max x 3.58m Max)
A well-proportioned double bedroom featuring a double glazed bay window to the front elevation, allowing for plenty of natural light. Further benefits include a radiator and coved ceiling.

Bedroom Two
12' 9" Max x 12' 3" Max (3.89m Max x 3.73m Max)
A good-sized bedroom with a double glazed window to the rear elevation. Additional features include a radiator, coved ceiling, and a built-in cupboard housing the combination boiler.

Bedroom Three
9' 1" Max x 7' 6" Max (2.77m Max x 2.29m Max)
A well-proportioned bedroom featuring a double glazed window to the front elevation, providing natural light. Further benefits include a radiator, coved ceiling, and a useful built-in storage cupboard.

Bathroom
6' 6" Max x 6' 1" Max (1.98m Max x 1.85m Max)
Fitted with a three-piece suite comprising a panelled bath with power shower over, low-level WC and wash hand basin. The room further benefits from a double obscure glazed window to the rear elevation, radiator, coved ceiling, tiled walls and laminate flooring.

Garden
The property benefits from an enclosed rear garden bounded by walls, providing a good degree of privacy. Designed for ease of maintenance, the garden features a gravelled area, astro turf lawn and a designated seating area, making it ideal for outdoor relaxation and entertaining. A gate provides access to the side lane.

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.

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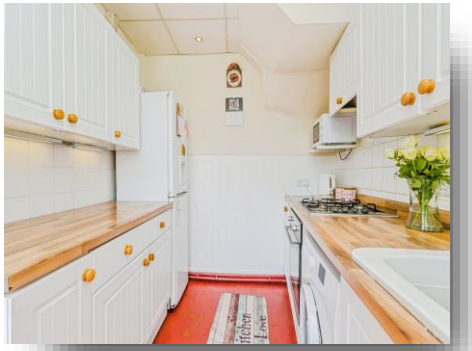
- Three-bedroom bay-fronted end-of-terrace home
- Two spacious reception rooms
- Tiered rear garden with lane access
- Sought-after Llandaff location
- Excellent transport links and local amenities nearby

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

£315,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRP108250 - 0017

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