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Fairwater Grove West, Llandaff, Cardiff

OFFERS INVITED £325,000 Freehold

SCAN ME

A rare opportunity to purchase this detached property as one complete dwelling. Currently arranged as two spacious two-bedroom flats, the home offers excellent flexibility and potential to create a substantial family residence in the highly sought-after area of Llandaff, Cardiff.

A Rare Investment & Lifestyle Opportunity
Investment Potential _ Flexible Living _ No Onward Chain_ Motivated Vendors open to offers

Whether you're an investor looking for immediate rental income, a developer seeking a value-add opportunity, or a buyer searching for a substantial family home with future flexibility, this detached property on Fairwater Grove West presents an outstanding opportunity in one of Cardiff's most desirable residential locations.

Currently arranged as two self-contained flats, the property offers multiple possibilities. Continue generating rental income from both apartments, occupy one while letting the other, or explore the potential (subject to any necessary consents) to restore the property into an impressive detached four-bedroom family home with generous reception space.

With no onward chain, this is a straightforward purchase offering flexibility from day one.

An Attractive Investment
Properties offering this level of versatility are increasingly difficult to find. The existing layout allows investors to benefit from immediate rental income, while owner-occupiers have the option of creating a substantial detached residence in a highly sought-after Cardiff suburb.

Potential uses include:

- Buy-to-let investment with two self-contained flats
- Multi-generational family living
- Live in one apartment while generating income from the second
- Reconfiguration into a spacious detached family home (subject to any necessary approvals)
- Long-term investment in a consistently popular residential location

Ground Floor Apartment
Benefiting from off-road parking, a single garage and a private courtyard garden, the ground floor apartment offers comfortable, well-proportioned accommodation.

The spacious lounge flows naturally through an attractive archway into the kitchen and dining area, creating an open and sociable living space. A rear hallway provides access to two bedrooms, the bathroom and the integral garage.

EPC Rating: E

First Floor Apartment
Accessed via its own private side entrance, the first-floor apartment provides excellent separation and privacy.

The accommodation includes a ground-floor second bedroom, with stairs leading to the main living accommodation comprising a generous living room, kitchen/dining room, principal bedroom and bathroom.

EPC Rating: C

One of Cardiff's most established and desirable suburbs, the area benefits from excellent city connectivity, making it equally appealing to homeowners, professionals, students and tenants.
Just moments away you'll find a fantastic selection of local amenities including independent cafés, restaurants, pubs, convenience stores and everyday services around Fairwater Green and Llandaff High Street.

For those who enjoy outdoor living, Victoria Park, Llandaff Fields, Thompson's Park, Fairwater Park and the nearby Taff Trail provide acres of green space, riverside walks, cycling routes and recreational facilities.

The property is exceptionally well placed for commuters and city access.
Both Fairwater Railway Station and Waun-Gron Park Station are within easy walking distance, offering regular services into Cardiff Central, making commuting quick and convenient.
Frequent bus routes connect the area with Cardiff city centre and surrounding districts, while the nearby A48 provides fast access to the M4 motorway, ideal for travel across South Wales and beyond.
Cardiff city centre is only a short drive away, providing world-class shopping, restaurants, entertainment venues and major employers.

It's a location that continues to attract professionals, families and investors alike, supporting strong long-term demand and future growth potential.

Additional Information

- Detached Property
- Two Self-Contained Apartments to retain or convert
- Excellent Investment Opportunity
- Potential to Reconfigure into a Large Family Home (subject to any necessary approvals)
- Garage & Off-Road Parking
- Courtyard Garden
- No Onward Chain
- Freehold
- Council Tax Band: C (Cardiff Council)

Need Mortgage Advice?

Our experienced mortgage advisers offer FREE, no-obligation mortgage consultations, either over the phone or face to face. Whether you're purchasing your first investment, expanding your portfolio, require an Agreement in Principle, or simply wish to review your current mortgage, we're here to help.

Additional Information

Buyers are required to pay a non-refundable Anti-Money Laundering (AML) administration fee of £30 (inc. VAT) per buyer upon acceptance of an offer.

GROUND FLOOR

Porch
0.914m x 1.219m
A convenient and practical entrance space; perfect for kicking off shoes and storing everyday essentials before stepping into the main home

Lounge
3.66m x 4.57m
A generously sized lounge featuring a charming gas fireplace and two windows that flood the room with natural light. The space offers convenient access to both the kitchen-diner and the hallway, creating an easy and comfortable flow throughout the home.

Kitchen/ Diner
2.44m x 4.57m
Flowing seamlessly from the living room, the dining area connects beautifully into the kitchen, creating a natural and sociable U-shaped layout. The kitchen offers ample counter space, a window providing natural light, and an extractor fan positioned over the cooker making it a practical and welcoming space for everyday cooking and entertaining.

Hall
0.61m x 5.182m
A practical through hallway providing seamless access from the living areas to the bedrooms and bathroom, ensuring a smooth and functional flow throughout the home.

2nd Bedroom
1.83m x 3.05m
Situated on the Ground floor. This 2nd bedoom is versatile featuring a window that fills the space with natural light. Ideal as a childs bedroom, home office, or guest room, with ample space for furnishings or additional storage.

Bathroom
1.829m x 1.829m
A well-appointed family bathroom featuring a three-piece suite, thoughtfully positioned between the bedrooms for convenient access.

1st Bedroom
3.048m x 3.048m
A generously sized bedroom located at the rear of the house, offering a peaceful retreat with ample space for furniture and storage.

Garage

A spacious garage featuring convenient pull-up doors and direct access into the courtyard, providing practical storage and secure parking.

Court Yard

A small, inviting space perfect for enjoying a morning cup of coffee or a quiet moment, offering a charming and intimate spot within the home.

FIRST FLOOR

Porch

Separate access via the side of the house, leading up the stairs to the first-floor flat, providing privacy and independence for residents.

2nd Bedroom
2.13m x 2.44m
A well-proportioned second bedroom, comfortably accommodating a bed and wardrobe, with a window that fills the room with natural light. Equally suitable as a home office, study, or hobby space, offering flexible use to suit your lifestyle.

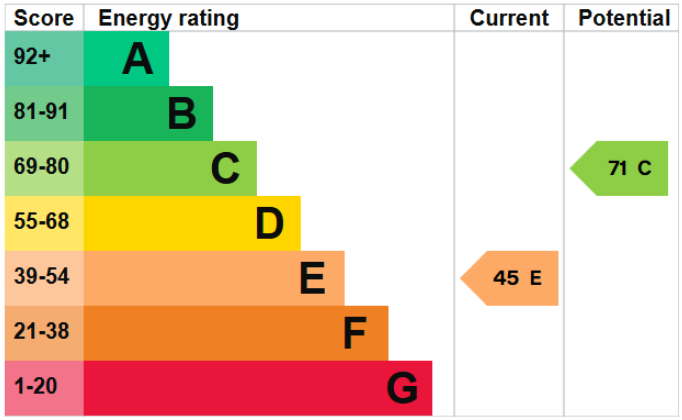
Lounge
2.438m x 4.877m
A generously sized living room featuring an elegant archway that flows seamlessly into the kitchen-diner. This layout also leads through to the hallway, providing easy access to the bedrooms and creating a natural, open flow throughout the home.

Kitchen Diner
2.438m x 4.877m
A spacious, elongated kitchen-diner with ample room for a dining table, perfect for family meals or entertaining.The U-shaped layout provides generous countertop and storage space, while the cooker features a hob and integrated appliances, creating a practical and welcoming culinary hub that flows seamlessly from the living area.

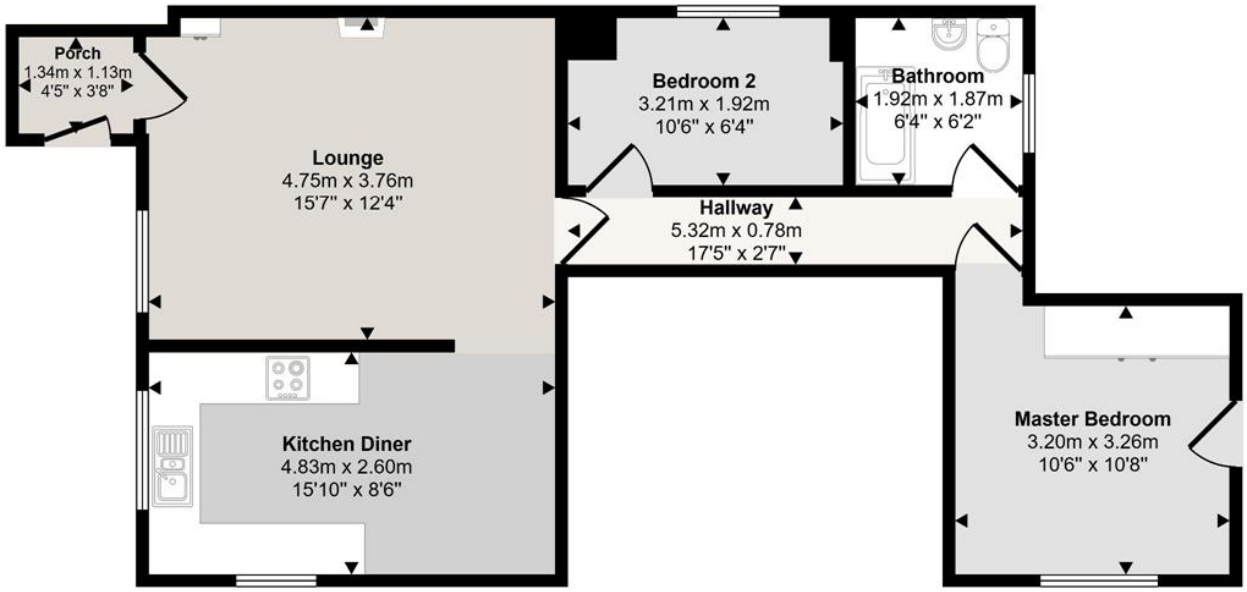
1st Bedroom
2.134m x 3.658m
A generously sized main bedroom featuring fitted wardrobes and ample space for additional free-standing furniture. A large window fills the room with natural light, creating a bright and inviting retreat.

Bathroom
1.219m x 3.658m
A well-appointed three-piece bathroom, thoughtfully designed for functionality and convenience, providing a bath, sink, and toilet in a practical layout.

See how to improve this property's energy efficiency.

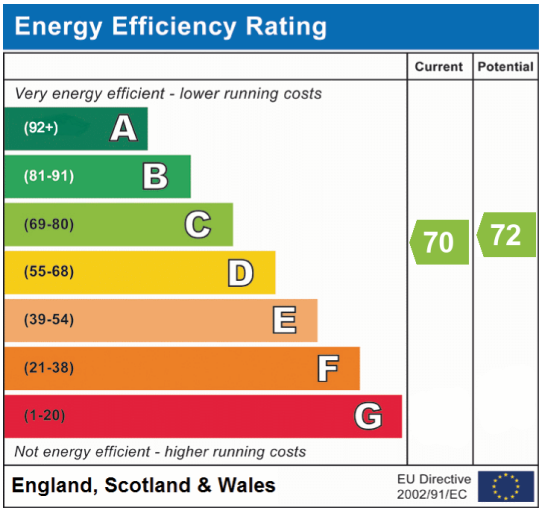


Approx Gross Internal Area
59 sq m / 637 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Address: Fairwater Grove West, 1 & 1a Fairwater Grove West, Ca

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.