



80 Fairwater Grove West

Cardiff, CF5 2JR

Offers Over £320,000

HARRIS & BIRT

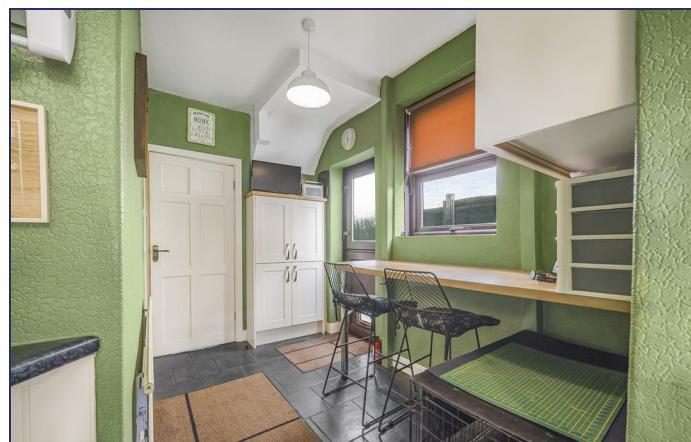


In a sought-after location of Fairwater Grove West, this delightful family home offers a perfect blend of traditional character and modern convenience. Situated in Llandaff one of Cardiff's most prestigious and well-connected areas, the property enjoys easy access to both the city centre and the natural beauty of surrounding parks and green spaces.

This house is ideal for first time buyers or growing families alike, offering spacious living areas and a welcoming feel throughout. The ground floor comprises a generous lounge with a feature fireplace, a separate dining room, a fully fitted kitchen with breakfast bar. Outside, the enclosed rear garden offers a mix of mature shrubs, flower borders, and both paved and decked seating areas perfect for relaxing or entertaining.

Upstairs you will find three bedrooms provide flexible accommodation. The family bathroom is modern and stylish, with a bath, rain shower, and vanity cupboard. Outside, the enclosed rear garden offers a mix of mature shrubs, flower borders, and both paved and decked seating areas perfect for relaxing or entertaining.

Llandaff is a vibrant, historic area of Cardiff with excellent local amenities, schools, and leisure options. A range of independent shops, cafes, and restaurants are within easy reach, and transport links into Cardiff city centre are exceptional, making this location perfect for those needing quick access to work or leisure. With plenty of parks and green spaces nearby, including Llandaff Fields.



## Accommodation

### Ground Floor

#### **Hallway 5'8" x 14'5" (1.73m x 4.39m)**

Wooden double glazed door and small window to front. Wood effect flooring. Radiator. Alarm Box.

#### **Lounge 10'11" x 13'11" (3.33m x 4.24m)**

Carpeted flooring. Papered walls and artexed ceiling. Fitted radiator. Pendant lighting. Wood effect UPVC double glazed French doors to rear garden. The chimney is open.

#### **Dining Room 11'1" x 10'11" (3.38m x 3.33m)**

Carpeted flooring. Papered walls and artexed ceiling. Fitted radiator. Pendant lighting. Wood effect UPVC double glazed window to front elevation.

#### **Kitchen 7'0" x 10'2" (2.13m x 3.10m)**

Fully tiled flooring. Radiator. Pendant lighting. Papered walls and skinned ceiling. Modern cream fitted kitchen with a range of wall and base units set under and over wood effect worksurface tops. Built in oven and microwave, space for fridge/freezer, tumble dryer, washing machine and slimline dishwasher. One and half sink and drainer with hot and cold mixer tap. Two further wooden effect double glazed window to side and rear elevation. Electric built in hob. Tiled splashbacks.

#### **Breakfast Room 6'0" x 10'7" (1.83m x 3.23m)**

Wooden effect double glazed stable door out to rear garden. Wood effect double glazed window to side elevation. Fully tiled flooring. Radiator. Pendant lighting. Papered walls and skinned ceiling.

### First Floor

#### **Hallway/Landing 3'3" x 10" (0.99m x 3.05m)**

Carpeted flooring, skinned walls, coved and skinned ceilings. Pendant Lighting.

#### **Master Bedroom 10'11" x 14'1" (3.33m x 4.29m)**

Carpeted flooring, skinned walls and skinned and coved ceiling, wood effect double glazed window to rear elevation. Radiator. Pendant lighting.

#### **Bedroom Two 11'13" x 12'11" (3.35m x 3.94m)**

Carpeted flooring, skinned walls and skinned and coved ceiling, wood effect double glazed window to front elevation. Radiator. Pendant lighting.

#### **Bedroom Three 7'5" x 8'8" (2.26m x 2.64m)**

Carpeted flooring, skinned walls and ceiling, wood effect double glazed window to front elevation. Radiator. Pendant lighting.

#### **Bathroom 6'6" x 6'3" (1.98m x 1.91m)**

Double glazed wooden effect window to rear elevation, wood effect flooring, Fully tiled walls, skinned ceiling, low level WC, wall hung basin, and bath all in white. Radiator. Wall heater and the boiler.

### Outside

The front of the property provides parking for two cars. The rear garden is very large and laid mainly to lawn, with patioed and gravelled seating areas.

### Services

Mains gas, electricity, water and drainage. The boiler is six months old at time of going to market.

### Directions

Head south from our office on Caerphilly Road, turn left onto the A48 slip road to M4(E) at Gabalfa

Interchange, take the 4th exit onto Western Avenue, turn right onto Waungron Rd, then turn right onto Fairwater Grove West.

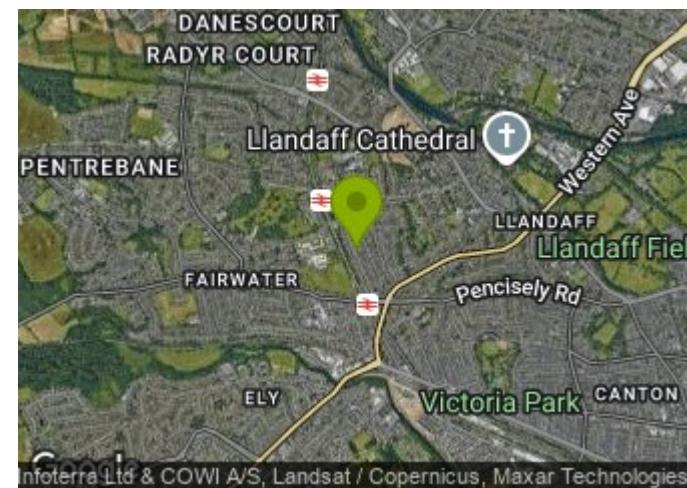




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

