

Fairwater Grove East, Llandaff, Cardiff, CF5 2JU



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Semi-Detached House

3

1

2

2

Property Description

THREE DOUBLE BEDROOM, SEMI-DETACHED HOUSE MGY are delighted to bring to market this immaculately presented three double bedroom, semi-detached house situated in the highly sought after area of Llandaff. The accommodation briefly comprises two reception rooms, kitchen/breakfast room, downstairs WC, three double bedrooms and family bathroom. The property further benefits from having a private driveway, large front and rear gardens, a garage, double glazing throughout and gas central heating. *Viewing highly recommended*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,041 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALLWAY

Entered via PVCu double glazed front door with side panels, original parquet wood block flooring in herringbone design, pendant light fitting, panelled radiator, under stairs storage area, power points, telephone point, stairs rising to first floor, house alarm, doors to lounge & sitting/dining room.

LOUNGE

12' 4" x 11' 6" (3.78m x 3.51m)

Large double glazed bay window to front, plain ceiling, coving, pendant light fitting, original parquet wood block flooring in herringbone design, fireplace housing gas fire, panelled radiator, power points, TV aerial point, Virgin Cable point.

SITTING/DINING ROOM

18' 6" x 12' 0" (5.66m x 3.66m)

Plain ceiling, coving, two pendant light fittings, original parquet wood block flooring in herringbone design, panelled radiator, fireplace housing gas fire, power points, TV aerial point, Virgin Cable point, double glazed sliding French doors leading to a covered patio area and rear garden, through to the kitchen.

KITCHEN

18' 6" x 6' 3" (5.66m x 1.93m)

Double glazed window to the side, double glazed door leading to the rear garden, tiled floor, 'Sigma 3' wall, base and display units in cream with black working surfaces, stainless steel sink drainer with mixer tap over, NEFF four ring gas hob with extractor fan above, double NEFF gas oven, integrated fridge and freezer, space for washing machine, breakfast bar, power points, pendant light fitting, door to downstairs WC.

DOWNSTAIRS WC

5' 11" x 3' 6" (1.81m x 1.07m)

Obscure double glazed window to the rear, close coupled WC, vanity wash hand basin with hot & cold tap over and storage beneath, chrome heated towel rail, light fitting.

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FIRST FLOOR

BEDROOM ONE

13' 1" x 11' 5" (4.00m x 3.50m)

Double glazed window to the rear, mirror fronted fitted wardrobes with hanging and storage space with sliding doors, newly fitted carpet, panelled radiator, pendant light fitting, coving, power points.

BEDROOM TWO

11' 4" x 11' 1" (3.47m x 3.39m)

Large double-glazed bay window to the front, newly fitted carpet, panelled radiator, pendant light fitting, coving, power points.

BEDROOM THREE

8' 3" x 7' 3" (2.52m x 2.22m)

Double glazed window to the front, heated towel rail/radiator, newly fitted carpet, pendant light fitting, coving, power points.

BATHROOM

6' 11" x 6' 6" (2.11m x 1.99m)

Obscure double glazed window to the rear, light fitting, extractor fan, tiled floor, three piece suite comprising of panelled bath with electric shower over and glazed shower screen, close coupled WC and vanity wash hand basin with hot & cold tap and storage beneath.

OUTSIDE

Garden accessed via kitchen and dining area, paved area with fence borders, gated area with artificial grass with flower and shrub borders.

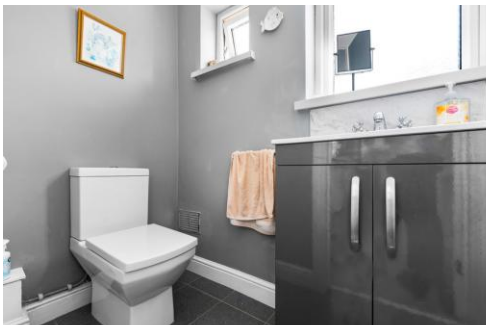
GARAGE

Accessed via up and over front door with double glazed side door access, double glazed side window, power and light.

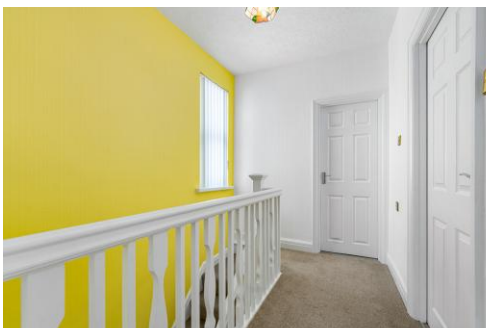
TENURE

MGY are advised that the property is freehold.

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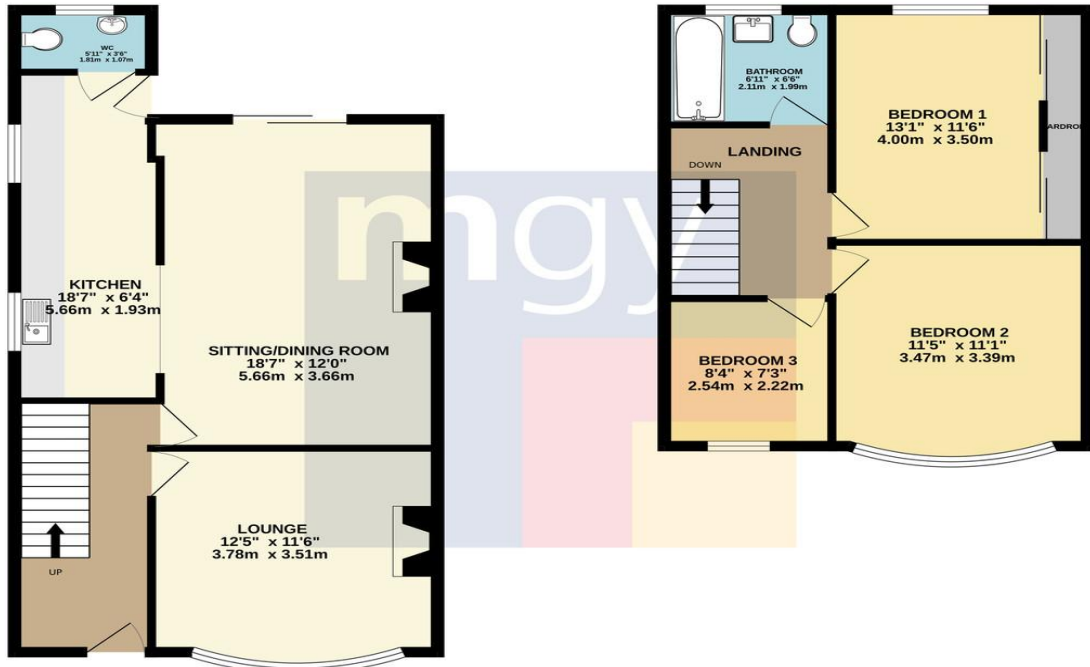
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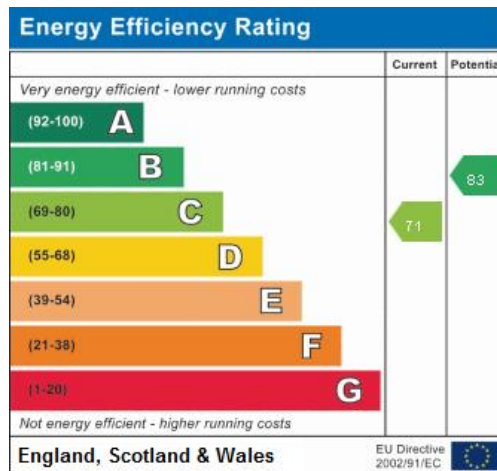
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.
Made with Metroplan 10/2023



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