

# Fairwater Grove East, Llandaff, Cardiff, CF5 2JU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£435,000**



Semi-Detached House

3

1

2

2

# Property Description

**\*THREE BEDROOM, SEMI-DETACHED HOUSE\***  
MGY are delighted to bring to market this immaculately presented three 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 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 E**

**Floor Area Approx 1,344 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via wooden front door with stained glass insert leading from private front courtyard. Original tiled flooring. Pendant light. Picture rail. Fitted storage cupboard to side wall. PowerPoints. Stairs rising to first floor and doors to all rooms.

## LOUNGE

17' 6" x 9' 11" (5.34m x 3.03m)

Large double glazed bay window to front aspect. Open fireplace with wooden mantle surround and tiled hearth. Alcoves. Coving. Pendant light, spotlights and fixed lights to side walls. Carpet to floor. Radiator. PowerPoints. TV Point.

## DINING ROOM

12' 11" x 10' 10" (3.94m x 3.32m)

Parquet original flooring. Alcoves. Electric fireplace. Pendant light. Radiator. PowerPoints. TV Point. Door leading to storage cupboard with PowerPoints and pendant light.

## KITCHEN/BREAKFAST ROOM

16' 6" x 8' 6" (5.03m x 2.60m)

Two Velux windows. uPVC double glazed window to front and side aspects. uPVC double glazed patio doors to rear garden. Vinyl floor. White wall and base units across two walls with contrasting wooden rounded edge work surfaces above. Double stainless steel sink and drainer with mixer tap over. Eight ring gas hob with double extractor fan above and double gas oven below. Space for fridge freezer. Space for dishwasher. Plumbing for washing machine. Radiator. Spotlights and pendant lights.

## DOWNSTAIRS WC

WC. Wall mounted wash hand basin with mixer tap over and tiled splashbacks. Tiled floor. Wall mounted Ideal combi boiler installed 2022. Extractor. Radiator. Pendant light.

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## FIRST FLOOR

### FIRST FLOOR LANDING

Stairs rising to first floor with wooden balustrades. Loft hatch. Pendant light. Radiator. PowerPoints.

### BEDROOM ONE

17' 6" x 9' 11" (5.34m x 3.03m)

Large double bedroom. uPVC double glazed window to front aspect. Carpet to floor. Alcoves. Pendant light. Two radiators. PowerPoints.

### BEDROOM TWO

10' 9" x 9' 5" (3.30m x 2.88m)

Double bedroom. uPVC double glazed window overlooking rear garden. Carpet to floor. Alcoves. Pendant light. Radiator. PowerPoints.

### BEDROOM THREE

9' 4" x 6' 3" (2.86m x 1.91m)

uPVC double glazed window to side aspect. Carpet to floor. Pendant light. Radiator. PowerPoints.

### BATHROOM

Obscure uPVC double glazed window to side aspect. Pedestal wash hand basin with hot and cold mixer tap over. WC. Panelled bath with mains shower over plus hot and cold mixer tap. Partly tiled walls. Pendant light. Extractor. Radiator.

## OUTSIDE

Garden accessed via kitchen and dining area, paved area with fence borders. Flower and shrub borders across three walls. Gated access to front. Outside tap. Outside light on PIR.

## GARAGE

27' 10" x 9' 4" (8.50m x 2.85m)

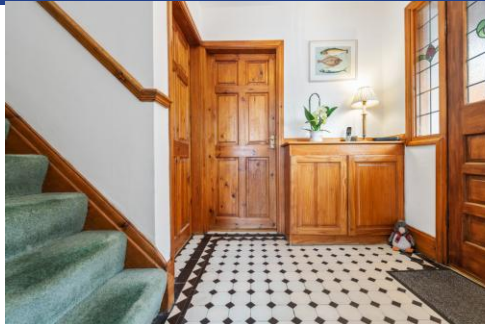
Accessed via wooden double doors to front and side, with double glazed window to rear, power and light.

## TENURE

MGY are advised that the property is freehold.



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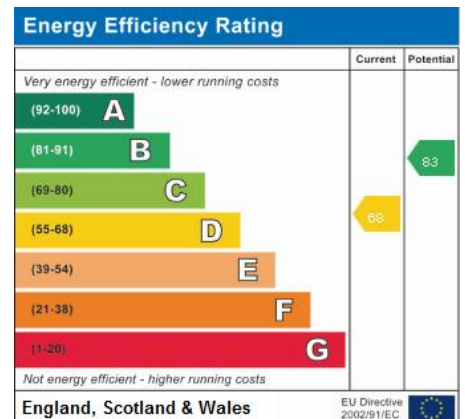
GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.

FIRST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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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