

# Fairwater Grove West, Llandaff, CF5 2JQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£340,000**



Semi-Detached House

3

1

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# Property Description

\*THREE BEDROOM, SEMI DETACHED HOUSE IN LLANDAFF\* 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 property briefly comprises entrance hallway, lounge, kitchen/diner, three bedrooms and family bathroom. The property further benefits from having a well maintained rear garden, detached garage and is double glazed throughout. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band E

Floor Area Approx 904 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from driveway. Tiled flooring. Obscure window to side. Radiator. Doors to lounge and kitchen/diner. Stairs rising to first floor with under stair storage beneath.

## LOUNGE

17' 11" x 10' 5" (5.47m x 3.19m)  
Laminate flooring. Double glazed bay window to front. Radiator. Alcove. Gas fire. Power points. Pendant light fitting with additional wall mounted lights.

## KITCHEN/DINER

16' 6" x 16' 4" (5.05m x 5.00m)  
Tiled flooring. Range of wall, base and drawer units with worktops over incorporating sink with drainer and hot and cold tap over, and four ring gas hob with extractor above and oven beneath. Space for appliances. Tiled splashback. Double glazed window to side with additional window to rear. Double glazed sliding doors to rear garden with additional double glazed back door. Pendant light fittings with additional wall mounted lighting. Radiator. Power points.

## FIRST FLOOR

Carpet to floor. Obscure double glazed window to side. Doors to bathroom, airing cupboard and all bedrooms. Loft access. Pendant light fitting. Radiator.

## BATHROOM

8' 0" x 5' 6" (2.46m x 1.7m)  
Vinyl flooring. Tiled walls. Three piece suite comprising shower cubicle with mains powered shower, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over. Obscure window to rear. Spotlights.

## BEDROOM ONE

12' 7" x 10' 9" (3.84m x 3.28m)  
Carpet. Built in wardrobes. Double glazed bay window to front. Power points. Pendant light fitting.

## BEDROOM TWO

10' 2" x 7' 11" (3.10m x 2.43m)  
Carpet. Pendant light fitting. Radiator. Power points. Double glazed window to rear.

## BEDROOM THREE

9' 7" x 5' 6" (2.94m x 1.69m)  
Carpet. Window to front. Radiator. Loft hatch. Pendant light fitting. Power points.

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## OUTSIDE

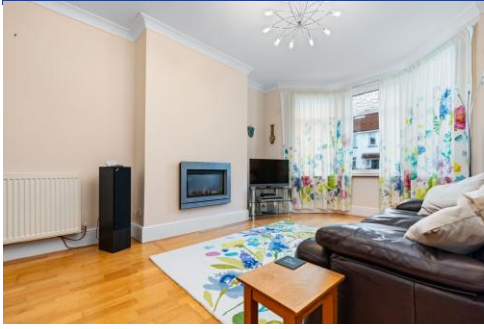
Front - Private driveway. Gate leading to rear garden.

Rear - Laid to patio. Lawn area. Path leading to detached garage \*garage has electricity supply\*.  
Rear lane access. Fence and wall border.

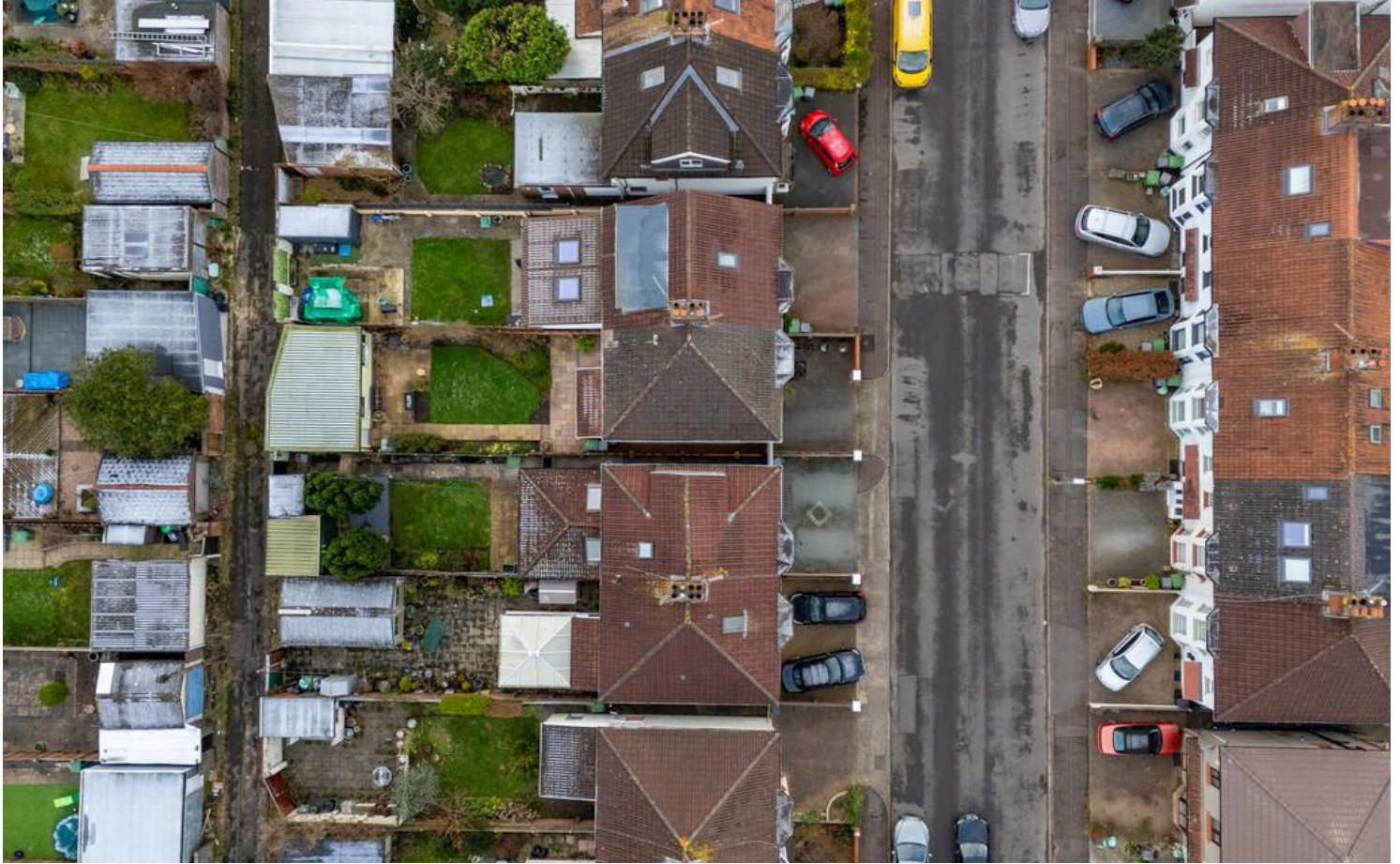
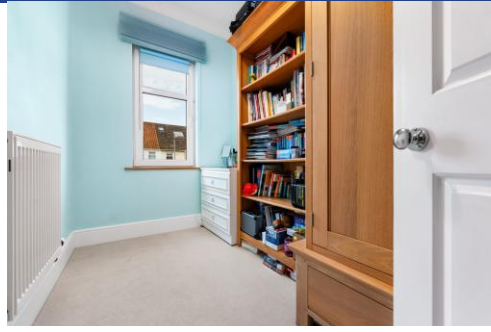
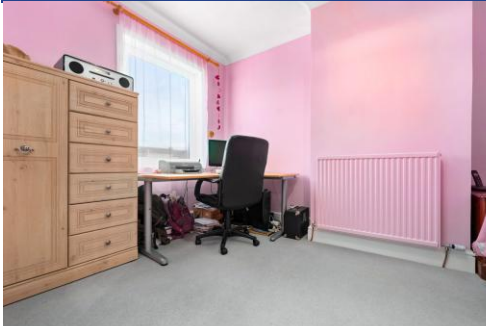
## TENURE

MGY are advised that the property is FREEHOLD.

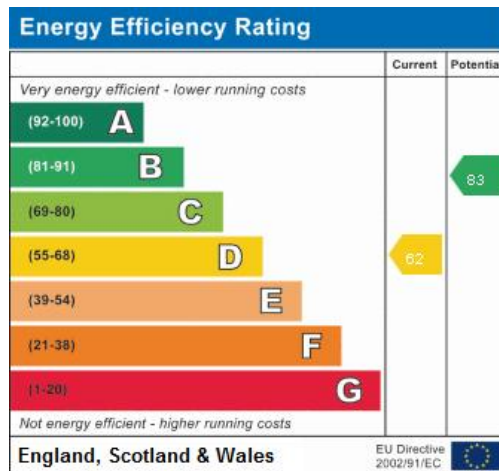
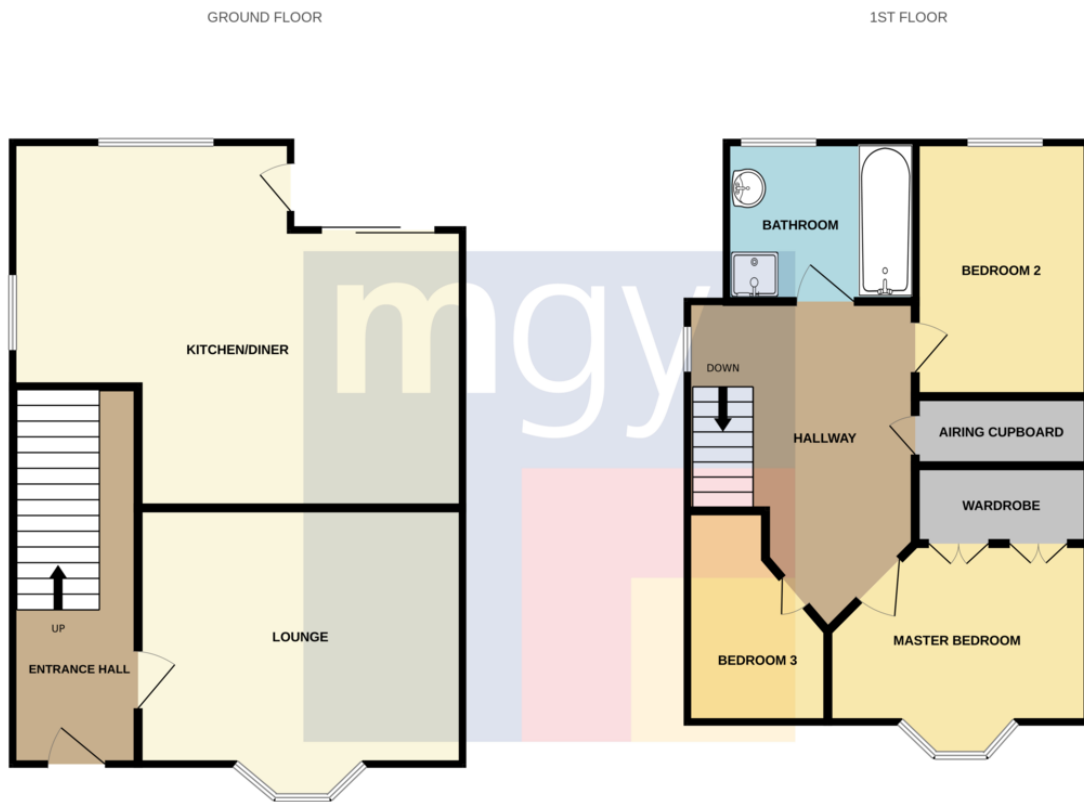
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