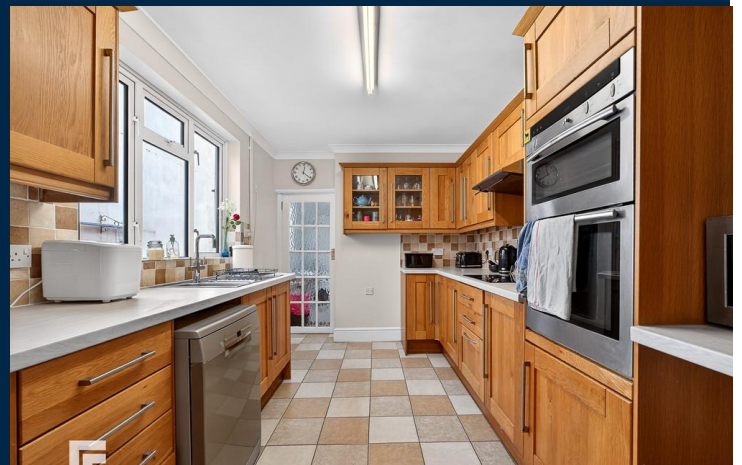
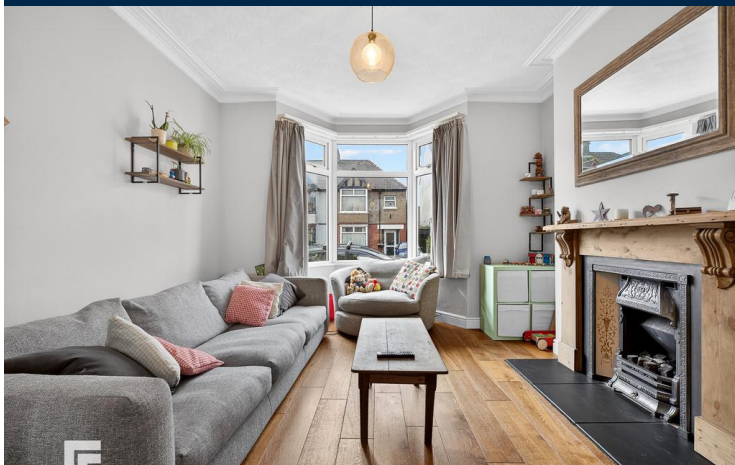




**FAIRWATER GROVE EAST**  
**LLANDAFF**  
**CARDIFF CF5 2JU**

ASKING PRICE OF  
**£375,000**



**MID TERRACED HOUSE**



**3**



**2**



**3**



**1**

**\*IMMACULATELY PRESENTED, THREE BEDROOM MID-TERRACED HOUSE\*** MGY are delighted to bring to market, this three-bedroom, mid-terraced family home situated on the much favoured Fairwater Grove East in Llandaff. The property briefly comprises entrance hallway, open plan lounge/diner, kitchen, utility area, downstairs shower room with separate WC, three bedrooms and family bathroom. The property further benefits from a great sized rear garden with garage, gas central heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,335 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### ENTRANCE HALL

Entered via front door leading porchway. Laminate flooring. Radiator. Pendant light fitting. Doors to lounge/diner and kitchen. Stairs rising to first floor.

#### LOUNGE/DINER

12' 8" x 24' 9" (3.88m x 7.55m)

Laminate flooring. Double glazed bay window to front aspect. TV and telephone point. Power points. Feature fireplace. Radiators. Pendant light fittings. Glazed door leading to utility area.

#### KITCHEN

9' 2" x 14' 7" (2.80m x 4.46m)

Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink with mixer tap over and four ring electric hob with extractor above. Integrated oven. Space and plumbing for washing machine. Strip LED light. Tiled splashback. Power points. Double glazed uPVC window to side aspect. Doors to utility area and downstairs shower room.

#### DOWNSTAIRS SHOWER ROOM

Tiled flooring and walls. Obscure window to side aspect. Walk in shower cubicle with electric shower over. Wall mounted wash hand basin with hot and cold tap over. Radiator. Pendant light fitting. Radiator. Door leading to WC.

#### WC

Continuation of tiled flooring. Partially tiled walls. WC. Pendant light fitting. Obscure window to rear aspect.

#### UTILITY AREA

Tiled flooring. Space for fridge/freezer, washing machine, tumble dryer. Power points. Double glazed sliding doors leading to rear garden.

#### FIRST FLOOR

Carpet to stairs and landing. Split level landing. Pendant light fittings. Loft hatch. Doors to all rooms.

#### MASTER BEDROOM

14' 4" x 10' 4" (4.39m x 3.15m)

Carpet to floor. Two double glazed uPVC windows to front aspect. Pendant light fitting. Radiator. Power points. Fitted mirrored sliding wardrobes.

#### BEDROOM TWO

9' 11" x 11' 5" (3.04m x 3.50m)

Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Radiator. Power points. Fitted storage cupboard.

#### BEDROOM THREE

8' 8" x 9' 4" (2.65m x 2.86m)

Carpet to floor. Pendant light fitting. Power points. Double glazed uPVC window to rear aspect. Fitted storage cupboard with shelving. Radiator. TV point.

#### BATHROOM

Tiled flooring and walls. White three-piece-suite comprising vanity wash hand basin with mixer tap over, WC, and panelled bath with mains powered shower above. Heated towel rail. Wall mounted mirror. Double glazed uPVC obscure window to side aspect. Spotlights.

#### OUTSIDE

Front - Wall border. Pathway leading to front door.

Rear - Laid to tiles. Patio. Mature shrubs and flower bed borders. Lawn area. Outside tap. Pathway to garage. Access to gated rear lane.

#### TENURE

MGY have been advised that the property is FREEHOLD.



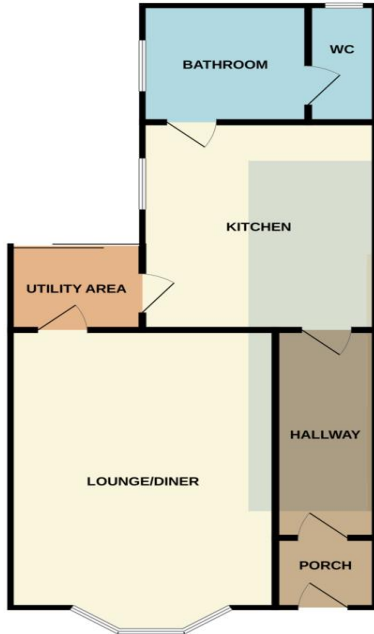


# FAIRWATER GROVE EAST, LLANDAFF, CARDIFF CF5 2JU



# FAIRWATER GROVE EAST, LLANDAFF, CARDIFF CF5 2JU

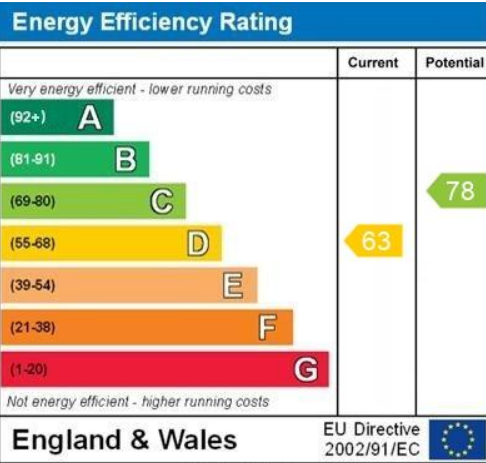
GROUND FLOOR



1ST FLOOR



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 Metropac 2020/21



**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**