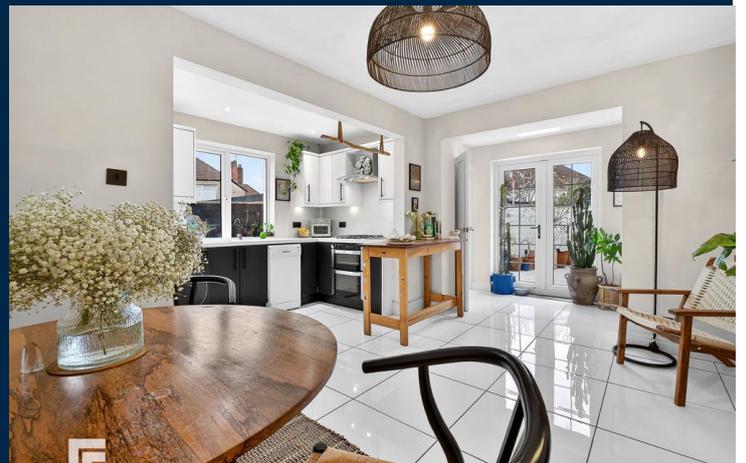




FAIRWATER GROVE EAST
LLANDAFF
CARDIFF CF5 2JS

ASKING PRICE OF
£435,000



SEMI DETACHED HOUSE



3



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2



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****BEAUTIFULLY PRESENTED THREE BEDROOM HOME IN LLANDAFF**** MGY are delighted to bring to market this immaculately presented, three bedroom, semi-detached house situated on the much favoured Fairwater Grove East, Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen/dining room, downstairs shower room, three bedrooms and family bathroom. The property further benefits from having a loft room, and private South/West gardens. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from private front garden. Wood block flooring. Pendant light fitting. Coving and picture rail. Radiator. Doors to living room, kitchen/dining room. Stairs rising to first floor.

LIVING ROOM

16' 6" x 11' 10" (5.03max x 3.63m)
Double glazed uPVC bay window to front aspect with fitted blinds. Continuation of wood block flooring. Alcoves with fixed shelving, and open fire with log burner. Pendant light fitting. Radiator.

KITCHEN/DINING ROOM

18' 2" x 16' 4" (5.56max x 5.00m)
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over. Integrated appliances such as oven/grill, plus four ring gas hob with extractor over. Space and plumbing for dishwasher, washing machine and fridge freezer. Pendant light fittings and spotlights. Double glazed uPVC window to side aspect. Partly tiled walls and tiled flooring. Alcoves with fixed shelving and tiled open fireplace. Storage cupboard, with space for dryer. uPVC doors to rear garden. Door to:

SHOWER ROOM

4' 7" x 5' 10" (1.40m x 1.80m)
Modern suite comprising: WC. Vanity wash hand basin with mixer tap over and storage beneath. Corner cubicle with mains powered rainfall shower over plus separate fixture. Fully tiled walls and flooring. Heated towel rail. Spotlights.

FIRST FLOOR

FIRST FLOOR LANDING

Exposed floorboards. Pendant light fitting. Doors to all bedrooms and bathroom. Coving. Loft hatch.

BEDROOM ONE

16' 6" x 12' 0" (5.03m x 3.68 into Bay)
Double glazed uPVC bay window to front aspect. Double bedroom. Alcoves with open fireplace, tiled base. Picture rail. Pendant light fitting. Radiator.

BEDROOM TWO

10' 0" x 10' 7" (3.05m x 3.25m)
Double glazed uPVC window to rear aspect. Double bedroom. Alcoves with open fireplace, tiled base. Coving. Picture rail. Pendant light fitting. Radiator.

BEDROOM THREE

6' 0" x 10' 7" (1.83m x 3.25max)
Double glazed uPVC window to side aspect. Pendant light fitting. Fitted cupboard with wall mounted boiler. Radiator.

BATHROOM

5' 10" x 5' 10" (1.78m x 1.80m)
Wall mounted wash hand basin with mixer tap over. Panelled bath with mains rainfall shower over and separate shower fixture. WC. Heated towel rail. Obscure uPVC window to side aspect. Tiled flooring and partly tiled walls. Pendant light fitting and spotlights.

LOFT ROOM

16' 0" x 9' 2" (4.88m x 2.81m)
Carpeted flooring. Space for double bed. Ample under eave storage. Two Velux windows.



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OUTSIDE

Front - Hedge and wall borders with gate. Paved pathway leading to front door with lawn area.

Rear - Wrap around garden with a West and South facing position. Brick wall boundary. Partly decked and shingled areas. Laid to patio. Mature shrubs and flowers. Outside tap.

TENURE

MGY have been advised that the property is FREEHOLD.



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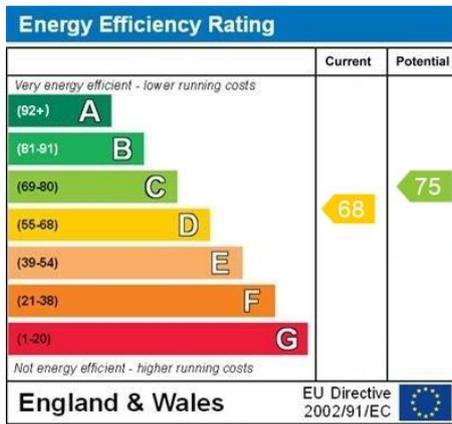
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GROUND FLOOR

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.
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PONTCANNA 02920 397152

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



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