

## Fairwater Grove East

Llandaff, Cardiff CF5 2JU

- No Chain
- Mid-Terrace House
- Four Bedrooms
- Two Reception Rooms
- Newly Refurbished Fitted Kitchen
- Bathroom & Shower Room
- Good Size Rear Garden
- Outbuilding with Lane Access

Guide price £320,000

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No Chain. Prime location. A distinctive bay fronted mid-terrace house which has recently been extended and refurbished throughout to provide a spacious and stylish family home.

The accommodation briefly comprises: Entrance Porch, Hallway, Lounge, Dining/Sitting Room, Fitted Kitchen, Utility Room and Cloakroom to the ground floor. To the first floor are Two Bedrooms, a Bathroom and a Shower Room. To the top floor are a further Two Bedrooms. The property further benefits from a good size rear garden as well as a garage conversion into a games room with rear lane access.

Fairwater Grove East is located within a stone's throw of two railway stations, good public transport via bus into the city centre along with an excellent selection of cafés, shops and amenities via Llandaff, Fairwater and Canton. The property is also located within walking distance of Insole Court. Internal viewings are a must!

### **Entrance Porch**

Entered via double glazed pvc door with double glazed window and half panel pvc, tiled flooring, concealed electric meter.

### **Hallway**

Entered via traditional wood front door, radiator, coved ceiling, glazed wood door into dining room.

### **Dining Room/Sitting Room 16'8 max x 17'8 (5.08m max x 5.38m)**

Stairs to the first floor, radiator, feature gas fireplace with tiled sidings and hearth and wooden mantle, small extension which opens to sitting room, double glazed French doors leading out to the garden with matching windows either side, open plan to kitchen.

### **Lounge 13' max x 13'2 max into bay (3.96m max x 4.01m max into bay)**

Double glazed pvc bay window to the front, coved ceiling, radiator, fireplace alcove with brick hearth, storage to alcove, wall lights.

### **Kitchen 14'5 max x 8'5 max (4.39m max x 2.57m max)**

Open plan from the dining room with a range of wall and base units with wood work tops over, stainless steel twin sink and drainer with mixer tap, plumbing for dishwasher, space for gas range cooker with stainless steel splashback and cooker hood above, space for fridge/freezer, spotlights, radiator, luxury vinyl flooring, door to utility room, double glazed window to the side and half double glazed door leading out to the rear garden.



### **Utility Room 5'5 x 8'6 max (1.65m x 2.59m max)**

Double glazed window to the rear and the side, space and plumbing for washing machine, vent for tumble dryer, stainless steel sink with mixer tap and tiled splashback, storage cupboard and pantry, radiator, luxury vinyl flooring, door to:

### **Cloakroom**

Double obscure glazed window to the rear, w.c , radiator, luxury vinyl flooring.

### **Landing**

Stairs with wooden handrail and spindles, split level landing, loft access hatch, radiator, linen cupboard with storage over, stairs to the second floor.

**Bedroom One** 16'8 max into recess x 10'3 max (5.08m max into recess x 3.12m max)

Twin double glazed windows to the front, radiator, coved ceiling.

**Bedroom Two** 5'6 max x 10'10 max (1.68m max x 3.30m max)  
Double glazed window to the rear.

**Bathroom** 8'7 max x 8'6 max (2.62m max x 2.59m max)

Double obscure glazed window to the rear, four piece suite comprising bath, walk in style shower with splashback screen and plumbed shower and separate shower head attachment, w.c and pedestal wash hand basin with tiled splashback, mirrored vanity cupboard, shaver point, radiator and heated towel rail, airing cupboard with gas combination boiler, spotlights, extractor fan, luxury vinyl flooring.

**Shower Room** 6' max x 5'5 (1.83m max x 1.65m)

Fitted with shower cubicle with electric shower, pedestal wash hand basin and w.c, radiator, heated towel rail, spotlights, extractor fan, luxury vinyl flooring, double obscure glazed window to the side.

## **Second Floor**

Stairs rising from first floor landing with wooden handrail and spindles, doors to:-

**Bedroom Three** 15'3 x 9'6 (4.65m x 2.90m)

Double glazed window to the front, radiator, built in double

wardrobe.

**Bedroom Four** 7'8 x 14'8 (2.34m x 4.47m)

Double glazed window to the rear, radiator, built in double wardrobe.

## **Rear Garden**

Enclosed rear garden with timber framed fencing, paved patio, mature tree, lawn, flower borders, further patio, access to storage which is the former garage.

**Purpose Built Storage** 20'3 max x 15'5 max (6.17m max x 4.70m max)

Double glazed windows, power and light, pvc door to garden and pvc door leading to the rear lane.

## **Front**

Courtyard front with low rise wall.

## **Tenure**

We have been advised by the seller that the property is freehold.



