

Fairwater Grove East

Llandaff, Cardiff CF5 2JU

- End Terrace
- Four Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Convenient Location
- Off road parking
- EPC=D

Guide price £289,950

www.hern-crabtree.co.uk



This four bedroom end of terrace property is located on the sought after street of Fairwater grove East, within close proximity to two train stations, good bus links and travel to the city centre along with the amenities of Llandaff, Fairwater and Canton this is a perfect location.

Accommodation briefly comprises of: Entrance, lounge, and kitchen/Diner to the ground floor. To the first floor there are three bedrooms and a family bathroom and to the second floor is a fourth bedroom with an ensuite/WC. The property further benefits from an enclosed rear garden and driveway to the front for off road parking.

Viewings are highly recommended and can be arranged by contacting our Llandaff branch.

Entrance

Entered via double glazed composite front door with obscure windows either side, picture rail, radiator, stairs to the first floor with under stairs storage, luxury vinyl flooring.

Lounge 14'11 max x 10'11 max (4.55m max x 3.33m max)

Double glazed box bay window to the front, radiator, cast iron fireplace with slate hearth, coved ceiling, ceiling, rose, shelving to recess, wood parquet flooring.

Kitchen/Diner 16'10 max x 13'10 max (5.13m max x 4.22m max)

Double obscure glazed window to the side and double glazed sliding patio doors leading out to the garden, kitchen is fitted with wall and base units with work tops over, one and a half bowl sink and drainer, four ring gas hob with stainless steel splashback and cooker hood above and integrated oven, space for fridge, space for double stack washer and dryer condenser, breakfast bar, radiator, luxury vinyl flooring, cupboards to recess.

Landing

Stairs rising from hall with wooden handrail and spindles, storage cupboard under second floor stairs, stairs to the second floor.

Bedroom One 14'3 max into bay x 9'7 max (4.34m max into bay x 2.92m max)

Double glazed pvc box bay window to the front, radiator, fitted wardrobes, wood laminate flooring.



Bedroom Two 13'11 max x 8'7 max (4.24m max x 2.62m max)

Double glazed pvc window to the rear, radiator, fitted wardrobes one housing Worcester gas combination boiler, wood laminate flooring.

Bedroom Three 6' x 6'6 (1.83m x 1.98m)

Double glazed window to the front, radiator.

Bathroom 6'7 max x 5'9 max (2.01m max x 1.75m max)

Double obscure glazed window to the side, bath with mixer tap and plumbed shower over with raindrop shower head and bi fold

screen, w.c and vanity wash hand basin, mirrored vanity unit, chrome heated towel rail, extractor fan, half tiled walls, luxury vinyl flooring.

Second Floor

Stairs from first floor landing, double obscure glazed window to the side.

Bedroom four 13'5 max x 8'11 mx (4.09m max x 2.72m mx)

Two skylight windows, partial restricted head height, radiator, built in storage and door to w.c

*** floor to ceiling height is a maximum of 7'1

W.C

Double glazed skylight window, w.c and wash hand basin with tiled splashback, radiator, extractor fan, wood flooring.

Rear Garden

Enclosed rear garden, patio, lawn and further sitting area, mature trees, shrubs and flower borders, timber framed storage shed, outside cold water tap, gate to side leading to the front and pedestrian gate giving rear lane access.

Front

Driveway to front with drop kerb, gate to side.

Tenure

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

