

FOR SALE



Fairwater Grove West

Llandaff, Cardiff, CF5 2JN

LLANDAFF, CARDIFF

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ASKING PRICE

£349,950

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

979 SQ FT

NO CHAIN

LARGE WEST FACING GARDEN

DRIVEWAY PARKING

979 SQFT

GARAGE WITH LANE ACCESS

SIDE ACCESS



THE PROPERTY

Nestled in the charming Fairwater Grove West, Llandaff, Cardiff, this delightful semi-detached family home offers a perfect blend of comfort and style. Spanning an impressive 979 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking extra room for guests.

The heart of this home is undoubtedly its impressive south-facing garden, which provides a wonderful outdoor space for children to play, family gatherings, or simply enjoying the sunshine. The gated lane access adds an extra layer of security and privacy, making it a safe haven for families. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle.

This property presents a fantastic opportunity for the next family to create lasting memories, just as the current owners have. With its inviting atmosphere and prime location, this semi-detached house is not just a place to live, but a place to call home. Whether you are looking to settle down in a friendly community or seeking a peaceful retreat, this residence is sure to meet your needs. Do not miss the chance to make this lovely house your own.

INSIDE



ACCOMMODATION

LIVING ROOM3.65m x 4.18m

KITCHEN / DINER2.81m x 5.72m

SECOND RECEPTION3.65m x 4.07m

BEDROOM ONE3.29m x 3.83m

BEDROOM TWO3.04m x 3.65m

FAMILY BATHROOM1.80m x 2.05m

BEDROOM THREE2.41m x 2.41m

GARDEN

GARAGE

DRIVEWAY

ADDITIONAL INFO

SCHOOL CATCHMENT

PROPERTY TYPEHOUSE - SEMI-DETACHED

INTERNAL AREA979 SQ FT

TENUREFREEHOLD

COUNCIL TAXBAND E

EPC RATING65 · POTENTIAL 81

FLOORPLAN



Fairwater Grove West, Llandaff, CF5 2JN

Total Area: 92.0 m² ... 990 ft²

All measurements are approximate and for display purposes only





Elliott Hooper-Nash

DIRECTOR

PONTCANNA BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk