

UNDER OFFER

# Fairwater Grove East

*Fairwater, Cardiff, CF5 2JT*

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ASKING PRICE

£300,000

4 BEDROOMS

1 BATHROOM

3 RECEPTIONS

1,357 SQ FT

1357 SQFT

TRADITIONAL END OF TERRACE  
FAMILY HOME

FOUR BEDROOMS

THREE RECEPTION ROOMS

SOUTH WESTERLY FACING REAR  
GARDEN

GOOD SIZE GARAGE TO THE REAR

NO ONWARD CHAIN



## THE PROPERTY

This traditional terrace family home offers a delightful blend of space and comfort. Requiring internal remodelling & spanning an impressive 1,357 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office. Internally comprising of an entrance hallway, lounge, sitting room, dining room, kitchen, landing, four bedrooms and bathroom. The property features a south-westerly facing rear garden, which is excellent for those summer months.

This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, a garage at the rear provides convenient parking, ensuring that you have a secure place for your car or extra storage.



INSIDE



ACCOMMODATION

LIVING ROOM

3.84m x 3.28m

SITTING ROOM

3.25m x 3.23m

DINING ROOM

3.96m x 3.56m

KITCHEN

3.84m x 3.56m

BEDROOM

4.98m x 3.28m not including bay

BEDROOM

3.30m x 3.25m

BEDROOM

2.62m x 2.06m

BEDROOM

3.58m x 3.56m

BATHROOM

1.91m x 1.85m

GARDEN

GARAGE

SCHOOL CATCHMENT

MOBILE & BROADBAND

PROPERTY TYPE

HOUSE - TERRACED

INTERNAL AREA

1,357 SQ FT

TENURE

FREEHOLD

COUNCIL TAX

BAND F · ABOUT £2,908 A YEAR  
*Cardiff Council, 2026/27 estimate*

EPC RATING

69 · POTENTIAL 78

FLOORPLAN



Fairwater Grove East

Total Area: 1357 ft² ... 126.0 m²

All measurements are approximate and for display purposes only.

Not to scale. Measurements are approximate and for illustration only.



## Luke Trezise

SALES VALUER

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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](https://jeffreygross.co.uk)