



Fairwater Grove West, Cardiff CF5 2JN

welcome to

Fairwater Grove West, Cardiff

Detached property currently arranged as two self-contained flats, offering excellent investment potential or scope for conversion to a family home. Benefitting from parking, garage and a sought-after Llandaff location. Offered with no onward chain.

Reception Room

15' 10" Max x 10' 9" Max (4.83m Max x 3.28m Max)
A generously sized lounge featuring a gas fireplace as a focal point and two windows that allow plenty of natural light to fill the room. The space is carpeted and benefits from radiators and power points throughout, with convenient access to both the kitchen/diner and the hallway.

Kitchen/Diner

15' 10" Max x 8' 8" Max (4.83m Max x 2.64m Max)
The dining area flows into the kitchen and offers a good range of worktop space, with a window providing natural light and an extractor hood positioned above the oven and hobs. Fitted with wall and base units, a sink with drainer and tiled splashbacks.

Bedroom Two

11' 8" Max x 10' 8" Max (3.56m Max x 3.25m Max)
A well-proportioned double bedroom situated to the rear of the property, enjoying a peaceful position and offering ample space for a range of bedroom furniture and storage solutions.

Garage

26' 4" Max x 10' 8" Max (8.03m Max x 3.25m Max)
Providing secure off-road parking as well as ample storage space, this generously sized garage features an up-and-over door and access to the courtyard.

Bathroom

The bathroom is fitted with a bath, wash hand basin and WC, providing a practical and well-proportioned space for everyday use. Tiled floor, partly tiled walls and a radiator.

Bedroom Three

10' 7" Max x 6' 5" Max (3.23m Max x 1.96m Max)

Located on the ground floor, this well-proportioned room offers a bright and adaptable space. It benefits from a window providing natural light and ample room for furnishings and storage solutions.

Bedroom Four

8' 8" Max x 7' 9" Max (2.64m Max x 2.36m Max)
This well-sized bedroom benefits from a window providing natural light and offers ample space for bedroom furniture.

Bedroom One

12' 9" Max x 10' 1" Max (3.89m Max x 3.07m Max)
The principal bedroom is well proportioned and features fitted wardrobes, along with ample space for further bedroom furnishings. A large window provides excellent natural light, enhancing the bright and welcoming feel of the room.

Bathroom

12' 7" Max x 7' 4" (3.84m Max x 2.24m)
A well-appointed family bathroom fitted with a bath and overhead shower, wash hand basin and WC. The room benefits from tiled walls and a privacy window, providing both practicality and natural light.

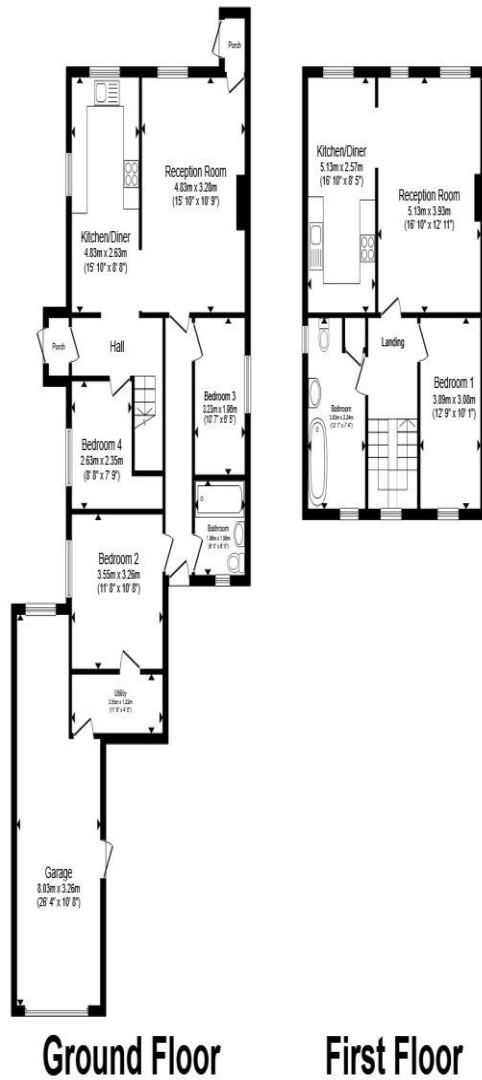
Reception Room

16' 10" Max x 12' 11" Max (5.13m Max x 3.94m Max)
A well-proportioned living room with an archway opening to the kitchen/diner, helping to create a bright and welcoming living space. The room also connects to the hallway, providing easy access to the bedrooms and contributing to the property's practical layout.

Kitchen/Diner

16' 10" Max x 8' 5" Max (5.13m Max x 2.57m Max)
A generously sized kitchen/diner combines practicality with versatility, offering plenty of space

for dining and socialising. Complemented by integrated appliances and a fitted hob and cooker. Fitted with wall and base units, a sink with drainer and tiled splashbacks.



Total floor area 164.7 m² (1,773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Fairwater Grove West, Cardiff

- Versatile detached property currently configured as two self-contained apartments
- Excellent investment opportunity or potential to create a substantial family home
- Ground floor apartment with off-road parking, garage and private courtyard garden
- Two bedrooms in each apartment, offering spacious and flexible accommodation
- Sought-after Llandaff location with no onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: C



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Property Ref:
CRP108235 - 0004

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