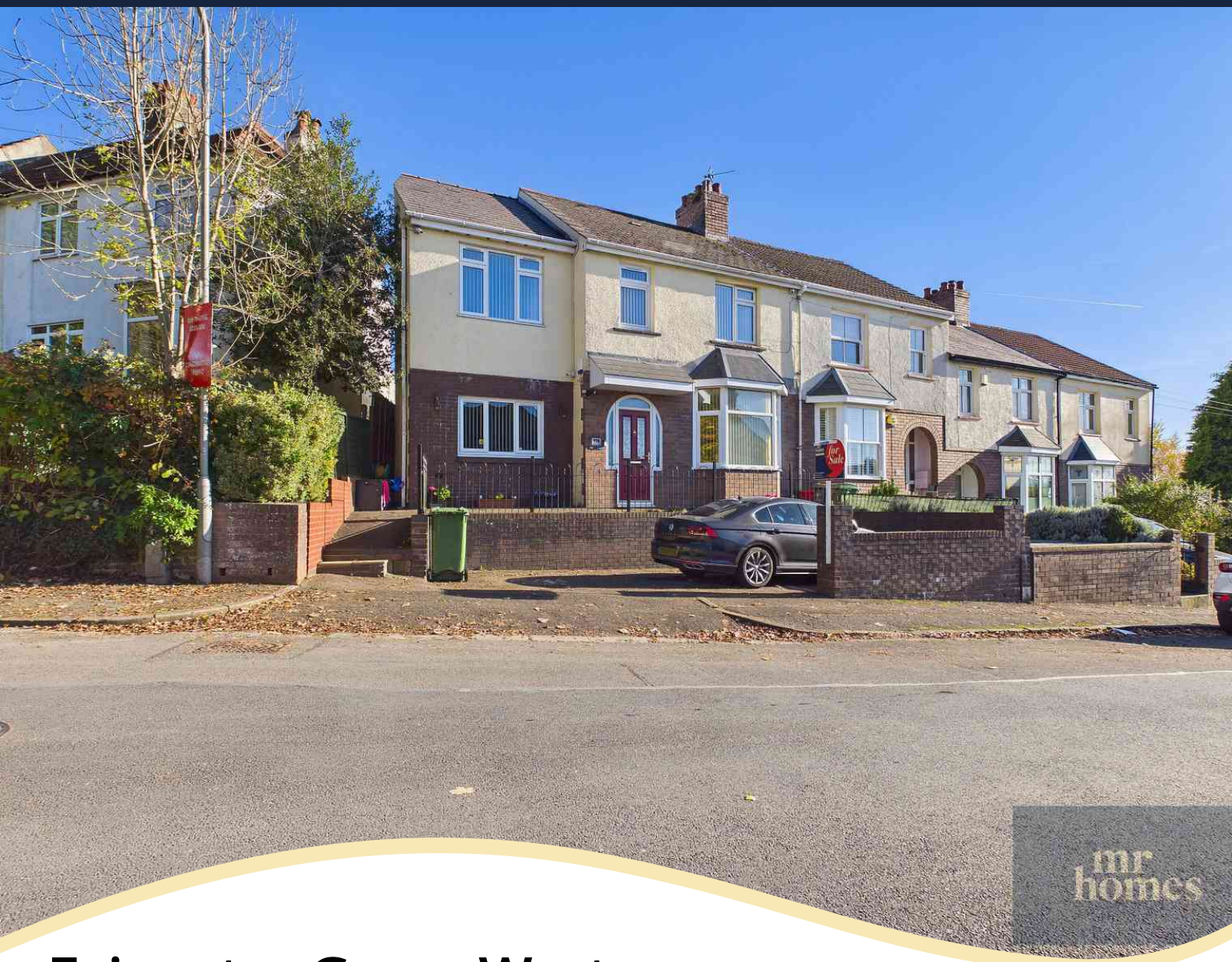
FOR SALE

Guide Price £450,000 to £470,000 Freehold



Fairwater Grove West, Llandaff, Cardiff. CF5 2JR

- • GREATLY EXTENDED & SPACIOUS 5-BED FAMILY HOME IN THE SOUGHT AFTER LOCATION OF LLANDAFF, CARDIFF
- • TRIPLE STOREY EXTENSION TO THE SIDE (CREATING A LARGER KITCHEN & A STUDY/4th RECEPTION TO THE GROUND FLOOR – A BEDROOM TO THE FIRST FLOOR – AN EN-SUITE TO THE SECOND FLOOR)
- • SINGLE STOREY EXTENSION TO REAR (CREATING A DINING ROOM)
- • OPEN-PLAN LIVING & SITTING ROOM
- • A LARGE DRIVEWAY TO FRONT (LARGE ENOUGH FOR A MOTOR HOME)
- • A LARGE & ENCLOSED REAR GARDEN
- • STUNNING VIEWS ACHIEVED FROM THE ATTIC BEDROOM
- • EARLY VIEWING HIGHLY RECOMMENDED
- FLOORSPACE = 1541ft2 / 143.2 m2
- uPVC D/G WINDOWS & GAS C/H (Powered by an INTERGAS Combi-Boiler)
- CLOSE TO SHOPS, AMENITIES, PARKS & ALSO HAS EXCELLENT TRANSPORT LINKS
- ATTIC CONVERSION (CREATING A 5TH BEDROOM)
- FREE MORTGAGE ADVICE AVAILABLE
- 240V ELECTRIC HOOKUP FOR MOTOR HOME
- * GUIDE PRICE £450,000 to £470,000 *

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk





PROPERTY DESCRIPTION

* Guide Price £450,000 to £470,000 * Discover this Beautifully Extended and Spacious 5-Bedroom Semi-Detached Family Home in the Highly Sought-After area of Llandaff, Cardiff. Boasting 1541 sq ft of Versatile Living Space, the Property Features a Private Driveway large enough to accommodate a motorhome, an open-plan living and sitting room, and a stunning triple-storey side extension that creates a modern, larger kitchen, a study/fourth reception room, and an additional 4th bedroom. An attic conversion adds a fifth bedroom with breath taking views, and a luxurious en-suite. The property is complemented by a single-storey rear extension housing a stylish dining room. The large, enclosed rear garden offers ample outdoor space, while uPVC double-glazing and gas central heating ensure comfort throughout. Positioned close to shops, amenities, parks, and excellent transport links, this home perfectly blends convenience with tranquil family living. Early viewing is highly recommended to appreciate this exceptional property—plus, free mortgage advice is available. Call now on 02920 204 555 or email sales@mr-homes.co.uk to arrange your visit. WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Porch & Entrance Hallway
12' 9" x 5' 10" (3.89m x 1.78m)
Enter via Arched uPVC Front Door with Decorative Stained Glass Panels and Frosted Glazed Side Panels, Original Tiled Floor to Original External Porch, Opens to the Hallway, Fitted Carpet, Double Panel Radiator, Coving, Understair Storage Cupboard.

Office/Study/Reception Room 4 (EXTENSION)
9' 9" x 9' 8" (2.97m x 2.95m)
Fitted Carpet, uPVC D/g Window to Front, Radiator, Coving.

Living Room & Sitting Room (OPEN-PLAN)
27' 5" x 10' 6" (8.36m x 3.20m)
Living Room: - Fitted Carpet, uPVC D/g Bay Window to Front, Radiator, Wall Lights, Dado Rail, Coving, 2x Base Cupboards & Fixed Shelving Recesses.

Sitting Room: - Fitted Carpet, Natural Light Boosting Window to Kitchen, Radiator, Wall Lights, Dado Rail, Coving, Double Doors to Dining Room.

Dining Room (EXTENSION)
15' 5" x 8' 9" (4.70m x 2.67m)
Fitted Carpet, uPVC D/g Window to Rear, Radiator, Dado Rail, Coving and uPVC D/g Double French Patio Doors to Rear Garden.

Kitchen (EXTENSION)
14' 5" x 12' 3" (4.39m x 3.73m)
Kitchen has been Extended from the Original Galley Kitchen into the Side Extension and comprises; Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Sink & Drainer with Mixer Tap Over, uPVC D/g Window to Rear, 4x Ring Gas Hob with Vented Extractor Hood Over, Double Gas Oven, Plumbed for Washing Machine, Space for Tumble-Dryer which is Vented, Dado Rail, Coving and a Natural Light Boosting Window to the Sitting Room.

Staircase & First Floor Gallery Landing
17' 10" x 5' 9" (5.44m x 1.75m)
Fitted Carpet to Staircase & Landing, uPVC D/g Window to Front, Radiator, Dado Rail, Coving to Ceiling, and a 2nd Staircase to the 2nd Floor 5th Bedroom/Attic Conversion.

Bedroom 1
13' 5" x 10' 5" (4.09m x 3.17m)
Fitted Carpet, uPVC D/g Window to Rear, Radiator & Coving.

Bedroom 2
11' 5" x 10' 9" (3.48m x 3.28m)
Fitted Carpet, uPVC D/g Window to Front, Radiator & Coving.

Bedroom 3 (EXTENSION)
9' 7" x 9' 3" (2.92m x 2.82m)
Fitted carpet, uPVC D/g Window to Front, Double Panel Radiator & Coving.

Bedroom 4 (EXTENSION)
13' 10" x 6' 8" (4.22m x 2.03m)
Fitted carpet, uPVC D/g Window to Front, Radiator. Wall Cupboard Houses the Intergas Combi-Boiler.
NB: No pictures as currently used as storage

Modern Shower Room
7' 0" x 6' 1" (2.13m x 1.85m)
Laminate Flooring, Shower Cubicle with Electric Shower Over, Inbuilt Shelving, Combination Vanity Unit, hand Wash basin & Close Coupled W.c, Chrome Ladder Radiator, Wall Mounted Electric Extractor Fan and a uPVC Obscured D/g Window to Rear.

Staircase to the 2nd Floor
Fitted Carpet.

Bedroom 5 (ATTIC CONVERSION)
11' 10" x 10' 1" (3.61m x 3.07m)
Fitted Carpet, 2x Velux D/g Windows to Rear, Radiator, 2x Fitted Wardrobes and 2x Doors to Storage in the Eaves.

En-Suite Shower Room (EXTENSION)
10' 9" x 8' 9" (3.28m x 2.67m)
Tiled Flooring, Shower Cubicle with Thermostatic Mixer Shower and Ceiling Mounted Extractor Fan Over, Vanity Unit with Close-Coupled W.c, Vanity Unit with Hand Wash Basin, Chrome Ladder/Towel Radiator, Inset Spotlights to Ceiling and a Velux D/g Window to Rear. Door to Storage in the Eaves.

Front Terrace with Wrought Iron Fencing.

Large & Enclosed Rear Garden - EAST FACING
Renewed Decking/Terrace to Laid Lawn. Enclosed Side/Secret Garden with Built Up Flower Bed and Outside Tap.

Large Private Driveway to Front (Holds a Large Camper Van/Mobile Home.





MATERIAL INFORMATION

Council Tax: Band E
Council Tax: Rate £2,461.00
Parking Types: Driveway. EV Charging. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (71)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Building Safety
Building Regulation Approval for Extensions and Loft Conversion Available.

Mobile Signal
Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

Floor Area: 1,541 ft 2 / 143.2 m 2

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 16 Mbps - Superfast 75 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

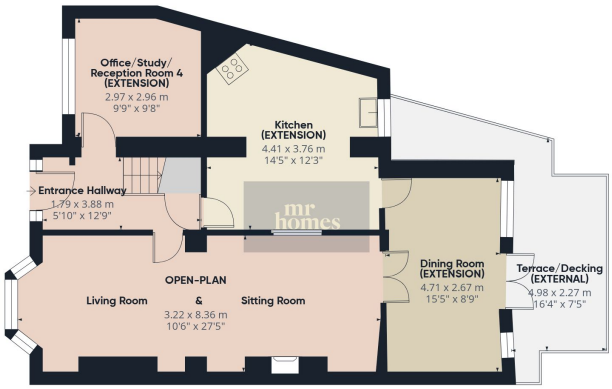
Construction Type
Standard Cavity Wall Brick Construction.

Coalfield or Mining
N/a

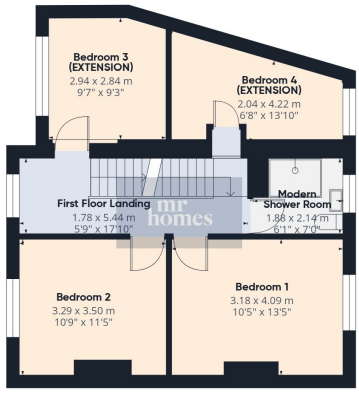




FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2

Approximate total area(1)

143.2 m²

1541 ft²

Balconies and terraces

14 m²

151 ft²

Reduced headroom

8.1 m²

87 ft²

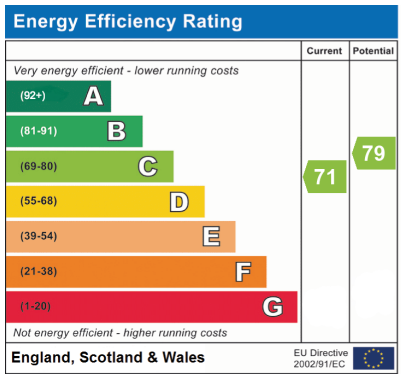
(1) Excluding balconies and terraces

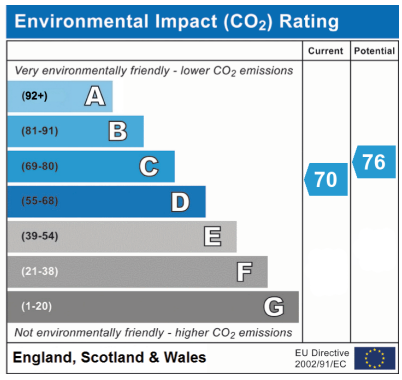
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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