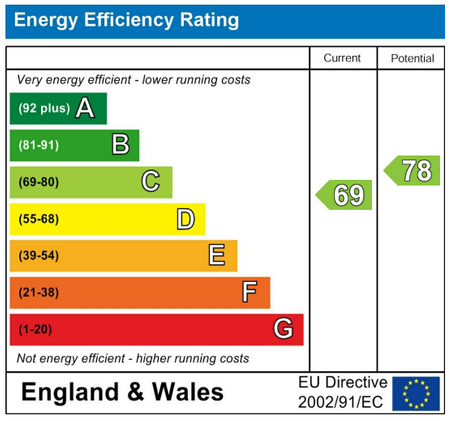
CARDIFF'S HOME FOR

STYLISH SALES
& LETTINGS

JeffreyRoss

# FAIRWATER GROVE EAST

FAIRWATER




**HALLWAY**

**LIVING ROOM**
3.84m x 3.28m (12'7" x 10'9")

**SITTING ROOM**
3.25m x 3.23m (10'8" x 10'7")

**DINING ROOM**
3.96m x 3.56m (13' x 11'8")

**KITCHEN**
3.84m x 3.56m (12'7" x 11'8")

**LANDING**

**BEDROOM**
4.98m x 3.28m not including bay (16'4" x 10'9" not including bay)

**BEDROOM**
3.30m x 3.25m (10'10" x 10'8")

**BEDROOM**
2.62m x 2.06m (8'7" x 6'9")

**BEDROOM**
3.58m x 3.56m (11'9" x 11'8")

**BATHROOM**
1.91m x 1.85m (6'3" x 6'1")

**GARDEN**
A south westerly facing garden with brick walled boundaries. Access to the garage located to the rear of the garden.

**GARAGE**
A good size brick built garage with folding wooden doors and a galvanised corrugated metal sheet roof.

**SCHOOL CATCHMENT**
My English medium primary catchment area is Fairwater Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Cantonian High School
My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

**CONSTRUCTION**

**MOBILE & BROADBAND**
There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. Broadband speeds of up to 1800 Mbps are available.

**COUNCIL TAX**
Band F

**EPC**
TBC

"This home is not just about space; it is also about location. Fairwater Grove East is a sought-after area, known for its friendly community and proximity to local amenities, schools, and parks. With its traditional charm and modern conveniences, this end terrace house is a wonderful opportunity for anyone looking to settle in Cardiff. Don't miss the chance to make this lovely property your new home."

Comments by - Mr Luke Trezise

# FAIRWATER GROVE EAST

## FAIRWATER, CF5 2JT - £300,000

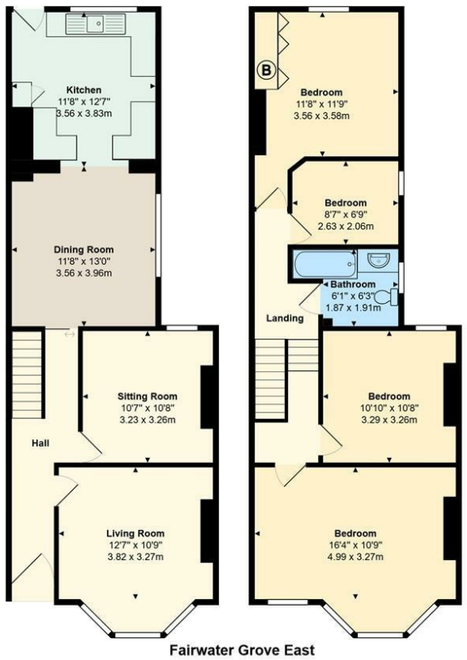
4 bedrooms | 1 bathroom(s) | 1357.00 sq ft

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.


**PROPERTY SPECIALIST**

**Mr Luke Trezise**
luke@jeffreyross.co.uk

Senior valuer


**Fairwater Grove East**

Total Area: 1357 ft² ... 126.0 m²

All measurements are approximate and for display purposes only