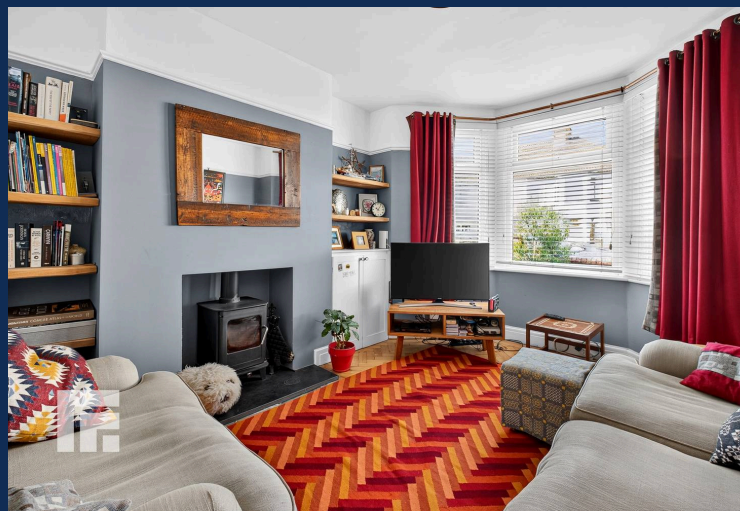




20 Fairwater Grove West, Cardiff

£475,000 Freehold

MGY are delighted to bring to market this immaculately presented, four bedroom, semi-detached house situated on the much favoured Fairwater Grove West, Llandaff. The accommodation briefly comprises entrance hallway, lounge, sitting room, kitchen/diner, downstairs WC, four bedrooms and family shower room. The property further benefits from having a detached garage and a beautifully landscaped rear garden. Viewing highly recommended

Council Tax band: E

ENTRANCE HALL

Entered via front door leading from private front courtyard. Tiled flooring. Pendant light fitting. Doors to lounge, kitchen/diner, sitting room and downstairs WC. Stairs rising to first floor.

LOUNGE

12' 11" x 11' 3" (3.94m x 3.43m)

Double glazed uPVC bay window to front aspect. Parquet flooring. Alcoves with fixed shelving and fitted cupboard to one side, plus open fireplace housing log burner with slate hearth. Pendant light fitting. Picture rail. Radiator.

SITTING ROOM

13' 11" x 11' 3" (4.24m x 3.43m)

Continuation of parquet flooring. Alcoves with gas fireplace, wooden mantle and slate hearth. Pendant light fitting. Picture rail. Radiator. Opening to:

KITCHEN/DINER

17' 0" x 16' 3" (5.19m x 4.96m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over. Integrated appliances such as oven/grill, plus gas hob with extractor over and splashback. Integrated fridge and freezer. Space and plumbing for washing machine. Pendant light fitting and spotlights. Double glazed uPVC window to side and rear aspect. Velux windows. Radiators. Partly tiled walls and screed flooring. Space for dining. uPVC bifold doors to rear garden.

DOWNSTAIRS WC

6' 0" x 2' 11" (1.83m x 0.88m)

WC. Wash hand basin with mixer tap over.

FIRST FLOOR

FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Exposed floorboards and carpeted flooring. Doors to four bedrooms and family bathroom. Loft hatch.

BEDROOM ONE

12' 11" x 11' 3" (3.94m x 3.43m)

Double bedroom with double glazed uPVC bay window to front aspect. Alcoves. Carpeted flooring. Pendant light fitting. Picture rail. Radiator.

BEDROOM TWO

13' 11" x 11' 3" (4.24m x 3.43m)

A second double bedroom with double glazed uPVC window to rear aspect. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

BEDROOM THREE

9' 6" x 8' 5" (2.90m x 2.57m)

Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Radiator.

BEDROOM FOUR

9' 10" x 5' 7" (3.00m x 1.69m)

Double glazed uPVC window to front aspect. Carpeted flooring. Picture rail. Pendant light fitting. Radiator.

SHOWER ROOM

6' 1" x 5' 1" (1.86m x 1.56m)

Walk in tiled shower cubicle with mains powered shower. Velux window and uPVC double glazed to rear aspect. WC. Vanity wash hand basin with mixer tap over and storage underneath. Extractor. Spotlights.

TENURE

MGY have been advised that the property is FREEHOLD.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



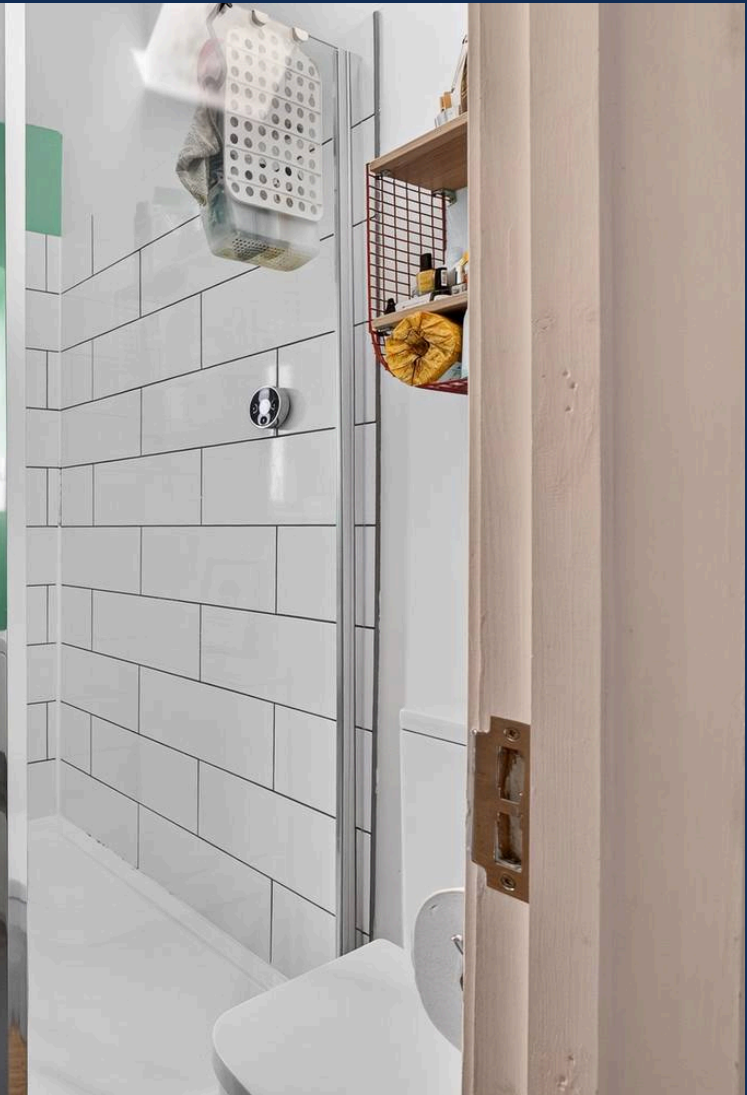


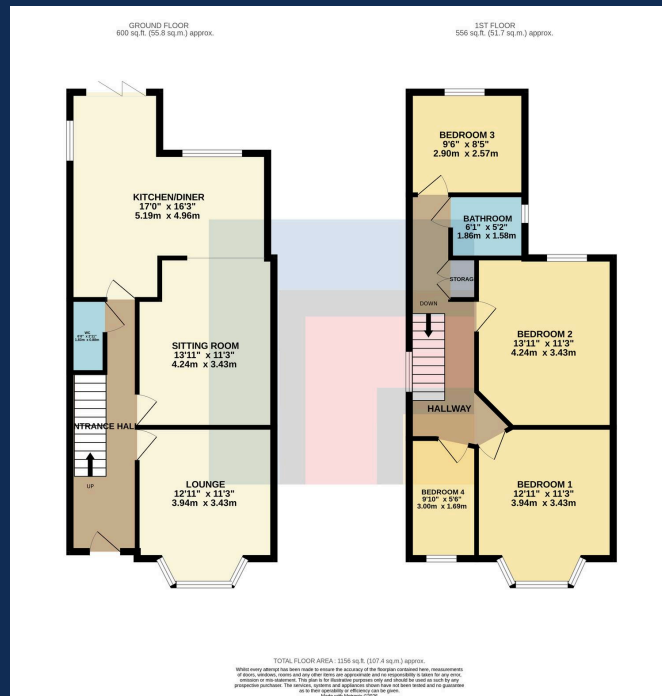
GARDEN

Laid to patio and lawn area. Fence and wall borders. Shrubs. Access to detached garage which has electric. Rear lane access.

PERMIT

1 Parking Space
Permit parking.





PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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