

Hawthorn Road West

Llandaff North CF14 2FL

- Beautifully presented bay fronted property
- Llandaff North village location
- Two reception rooms
- Two double Bedrooms
- Generous Garage
- Original, period features
- Highly sought after property!
- EPC D

Guide price £260,000

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A lovely, traditional, bay fronted property located in the popular village of Llandaff North. Light and sunny house with a South-facing kitchen and a lovely South-facing garden with a private sunny patio area by the kitchen door.

This lovely home retains plenty of character throughout and has been well maintained.

The accommodation comprises two good size reception rooms, a generous contemporary style Kitchen, first floor spacious Bathroom & two good size double Bedrooms. There is an enclosed rear Garden and a larger than average Garage with rear lane access.

This is a superb location for anyone looking for easy access to amenities, lovely cafes & restaurants and a supermarket. There are also doctors & dentists all within easy walking distance. Hailey Park is a great attraction to this area & offers a lovely space for families. The Taff trail is also within walking distance & for keen cyclists. The villages of Whitchurch and Llandaff are within close proximity & there are well regarded primary & secondary schools close by.

For commuters, the train station offers frequent services to Cardiff & the Valleys line & the M4 is within easy reach.

Entrance Hallway 13'10 x 3'8 (4.22m x 1.12m)

This property has the added benefit of a front forecourt which leads to a solid wood front door with glazed panels and then into the tiled entrance hall. Coved ceiling. Radiator. Stairs to first floor.

Lounge 13'3 x 11'6 (4.04m x 3.51m)

A feature slate fire surround with cast iron fire place and basket on a tiled hearth provide a lovely focal point to this room. Coving to ceiling. Deep skirting boards. Radiator. Two double glazed windows to the front of the property.

Dining Room 12'1 x 12'1 (3.68m x 3.68m)

Laminate floor. Deep skirting boards. Storage cupboard to one of the alcoves. Coved ceiling. Double glazed window to rear. Radiator. Door to:

Kitchen 14'5 x 9'11 max (4.39m x 3.02m max)

Stylish 'Thyme Blue' fitted light and sunny south facing kitchen with a range of wall and base units, under lighting, wood effect work surface with inset one and a half bowl sink with drainer. Five ring gas hob with extractor over, eye level oven integrated oven and grill, integrated fridge and freezer and space and plumbing for washing machine and dishwasher. Tiled splash backs and feature tiled flooring. Two double glazed windows to rear and wooden glazed door to side. Wall mounted combination boiler. Under stairs storage cupboard.

Landing

Exposed floor boards. Banister with newel post and spindles. Loft



access. Doors to all rooms.

Bedroom One 15'2 x 11'0 (4.62m x 3.35m)

Double bedroom with exposed wooden floor boards. Cast iron fire place. Two double glazed window to front aspect. Radiator,

Bedroom Two 13'2 x 11'4 (4.01m x 3.45m)

Double bedroom with exposed wooden floor boards. Cast iron fire place. Dado rail. Double glazed window to rear. Radiator.

Bathroom 10'3 x 9'6 (3.12m x 2.90m)

Lovely sized bathroom comprising a modern white four piece suite

with wall mounted wash hand basin, close coupled WC, deep jacuzzi bath and a separate free standing shower cubicle with wall mounted power shower. Half tiled walls, fitted mirror, inset spot lights to the ceiling, chrome heated towel rail, obscure double glazed window to rear.

Rear garden

Lovely South-facing garden with a private sunny patio area by the kitchen door. Paved side opening to a paved patio, low level brick wall with a step up to lawned area with pathway leading to garage. Border with mature shrubs, fenced boundaries, door to garage which has electricity and water.

Garage

Large garage with Cycle storage and direct access on to a back lane leading on to Hayley's Park for a twenty-minute off-road cycle to the city centre. Power, light and water source.



