

20 Hazelhurst Road,

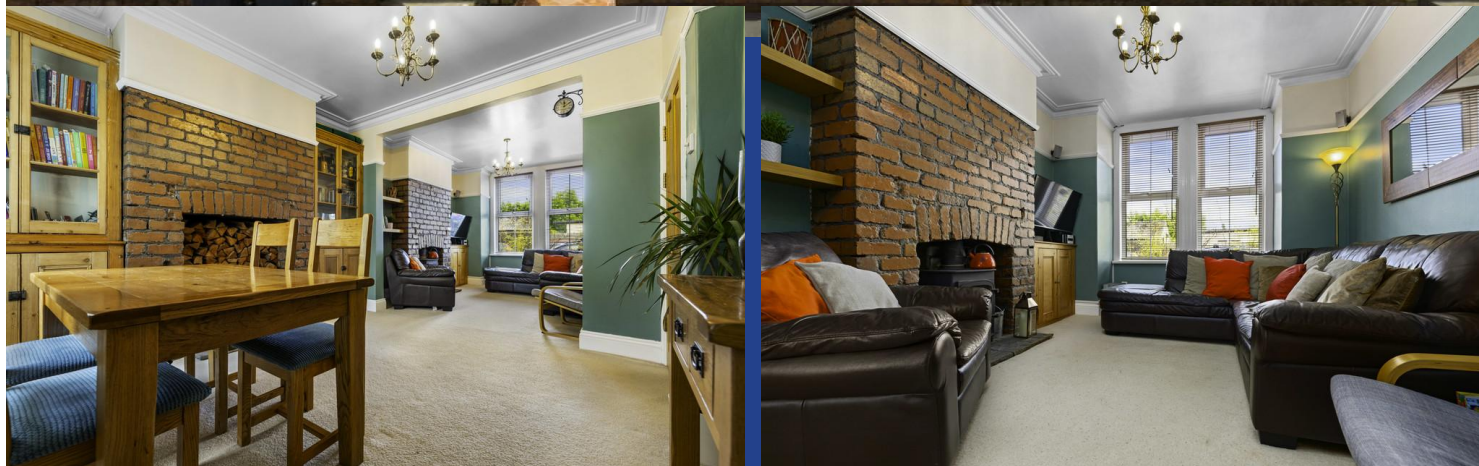
Llandaff North, Cardiff, CF14 2FX



Estate Agents and  
Chartered Surveyors

Asking Price Of

£365,000



Mid Terraced House



# Property Description

Situated overlooking the highly regarded Hailey Park this three bedroom mid terrace home offers ample space. Offering a loft extension with three double bedrooms, large family bathroom, open plan lounge/dining room, kitchen and lean to. Detached garage offering ample storage and space to park a small car/ motorbike and access onto Hailey Park.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 1,001 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Llandaff North offers a range of shops, cafes and retailers with its very own train station and regular public transport links. Hailey Park is a high regarded public park offering great walks leading along the Taff Trail towards the secret garden in the city centre. Hawthorn Primary, Ysgol Glantaf and Whitchurch High School are within walking distance.

## PORCH

Upvc double glazed door with glass panels. Glazed panel to one side and above.

## HALLWAY

Entered via wooden door with glazed panels. Glazed panel above. Original tiled flooring. Deep skirting boards. Radiator. Smooth walls and ceiling. Stairs rising to first floor

## LOUNGE/ DINING ROOM

25' 4" x 11' 0" (7.73m x 3.37m)

A delightful through living and dining room. Upvc double glazed windows to front and upvc double glazed window to conservatory. Smooth walls and smooth ceiling with original coving and picture rail. Two feature brick chimney breasts, one with inset log burner with shelving to one alcove and original storage cupboard to the other. The other feature

chimney breast in the dining area has original built in storage cupboards with glazed display unit to each alcove. Understairs storage cupboard. Door to

## KITCHEN

8' 2" x 8' 3" (2.49m x 2.53m)

Door and window to lean to. Tiled flooring and part tiled walls. Range of base and eye level units incorporating stainless steel sink unit with mixer tap and drainer. Recess for Hotpoint oven and hob and under counter fridge. Recess for washing machine. Worcester boiler( Installed April 2018 and serviced annually ) Pantry for storage of food supplies.

## LEAN TO

5' 6" x 13' 2" (1.69m x 4.03m)

Clear glass roof. Base and eye level storage cupboards. Steps down to vinyl flooring with continuation of glass roof clear glass roof and vinyl flooring. Glazed panels and glazed door to rear garden. Door to

## WC

Small glazed window to rear. Continuation of vinyl flooring and wood panelled walls. Fitted with a two piece suite comprising of WC and wash hand basin. Shelving for storage.

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## LANDING

Doors to bathroom and two bedrooms. Stairs rising to second floor.

## BEDROOM TWO

10' 11" x 12' 6" (3.34m x 3.83m)

Two upvc double glazed windows to front. Solid oak wood flooring with smooth walls and ceilings. Central light pendant and spotlights. Concealed wardrobes to both alcoves. Radiator.

## BEDROOM THREE

11' 8" x 9' 2" (3.56m x 2.80m)

Upvc double glazed window to rear over looking Hailey Park. Solid oak wooden flooring. Smooth walls and ceiling with coving. Shelving to one wall.

## BATHROOM

8' 4" x 8' 9" (2.55m x 2.69m)

Upvc obscure window to rear. Fully tiled. Oak wood flooring. Four piece suite comprising corner bath, shower cubicle with shower over and hand held attachment, wash hand basin with storage below and wc. Vertical radiator.

## SECOND FLOOR LANDING

Window to rear over looking Hayley Park. Shelving for books etc above stairs.

## BEDROOM ONE

17' 10" x 9' 9" (5.44m x 2.98m)

Upvc double glazed windows to rear over looking Hailey park. Two velux windows to ceiling. Solid oak wood flooring. Feature brick wall. Eaves storage. Radiator

## OUTSIDE

REAR GARDEN - Laid mainly to Astro turf with slate shingle path leading to garage. Raised flower beds..  
Raised beds.

GARAGE -Remote control up and over door to rear lane and park. Power and lighting. Private door to rear garden. Alarm.



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Whitchurch 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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