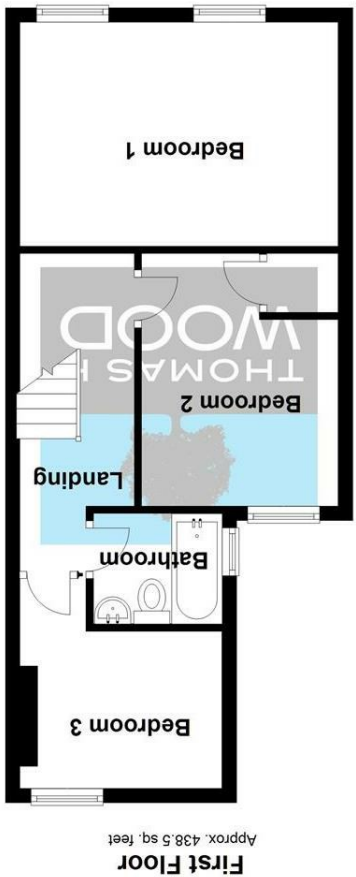
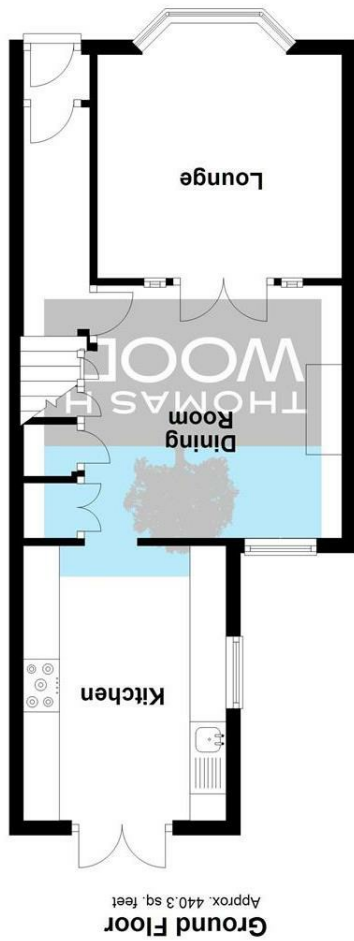


Total area: approx. 878.8 sq. feet



Energy Efficiency Rating	
Potential	Current
87	76

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales



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21 Hazelhurst Road,  
Llandaff North, Cardiff  
CF14 2FW

Offers Over £350,000  
House - Terraced  
3 Bedrooms



Tenure - Freehold

Floor Area - 878.80 sq ft

Current EPC Rating - C76

Potential EPC Rating - B87

A beautifully presented, three bedroom, mid terraced property ideally located on Hazelhurst Road in Llandaff North. The current owners have maintained the property to a very high standard and benefits from a renewed kitchen, bathroom, modern combination boiler, herringbone LVT flooring and French shutters. Within a short walk to the villages of Llandaff North and Whitchurch, Hailey Park and the picturesque Taff Trail and train station. The highly regarded primary and secondary schools are also close by. On road parking to the front and a delightful rear garden with decking and patio areas, plus access to the rear lane. Viewings are highly recommended.

#### ENTRANCE HALLWAY

Via composite door to storm porch. With LVT herringbone flooring, papered walls and textured ceiling with coving. Stairs to first floor and door to reception rooms.

#### LOUNGE

3.39m x 3.74m (11'1" x 12'3")

Overlooking the front aspect with LVT herringbone flooring, newly plastered and painted walls and radiator with TRV. Feature wood burning stove with oak beam over. Fitted cupboards to alcove and UPVC window with French shutters. Glazed double doors to;

#### DINING ROOM

3.57m x 3.51m (11'8" x 11'6")

Overlooking the rear aspect with LVT herringbone flooring, newly plastered and painted walls and radiator with TRV. Fitted cupboards to alcove and UPVC window. Bespoke under stair storage cupboards. Opening to;

#### KITCHEN

2.81m x 3.82m (9'2" x 12'6")

A modern high gloss kitchen with a range of wall and base units with contrasting work surfaces. Integrated appliances include, five ring gas hob with glass splash back and stainless steel extractor over, dishwasher, double and single ovens and washer/dryer. Space and plumbing for American style fridge freezer. Cupboard housing combination boiler. UPVC window to side with fitted and French doors to rear garden. LVT flooring and splash back tiling.

#### LANDING

Via carpeted staircase to split level landing. Doors to all rooms and loft hatch access.

#### BEDROOM ONE

4.50m x 3.18m (14'9" x 10'5")

Generous master bedroom overlooking the front aspect of the property.

With LVT flooring, painted walls, smooth ceiling with coving and radiator with TRV. UPVC window with fitted French shutters. Space for wardrobes.

#### BEDROOM TWO

2.74m x 3.56m (8'11" x 11'8")

Overlooking the rear aspect with carpeted floor, papered ceiling, papered walls, UPVC double glazed window and radiator panel. Useful storage cupboard.

#### BEDROOM THREE

2.84m x 2.28m (9'3" x 7'5")

Overlooking the rear aspect with carpeted floor, papered ceiling, with coving, painted walls, UPVC double glazed window and radiator panel.

#### BATHROOM

1.97m x 1.53m (6'5" x 5'0")

A three piece suite with panelled bath with glazed screen and chrome mixer shower over. Enclosed WC and wash hand basin vanity unit. Smooth ceiling with spotlights and chrome towel radiator. Obscure UPVC window, fully tiled walls and LVT flooring.

#### OUTSIDE

##### FRONT

On road parking. Path to front door.

##### REAR

A delightful rear garden with patio area and raised deck area. Pergola with artificial grass under. Raised flower beds and timber perimeter fencing. Gate to rear lane.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

#### COUNCIL TAX

Band D



