



£240,000 Freehold

Hazelwood Drive | Cardiff | CF3 0BS

Hern &
Crabtree

CHAIN FREE! Welcome to this beautifully presented three bedroom link detached family home, situated in the popular residential area of St Mellons, Cardiff. This fabulous property is conveniently located close to local amenities and excellent bus links. It is also just a stone's throw away from the A48, making it perfect for commuting.

The accommodation briefly comprises an entrance hall, lounge, a lovely open plan kitchen dining room which a great space for entertaining family and friends, from here you have access to the enclosed rear garden, a lovely space to enjoy in warmer months. On the first floor are three bedrooms, all of which are well proportioned, there is also family bathroom with a shower over the bath.

This wonderful family home has been lovingly looked after by its current owners and is move-in ready. It would make an ideal purchase for first-time buyers or families alike.

The area of St Mellons Cardiff is well served by local amenities including shops, supermarkets, bars and restaurants as well as highly rated schools in the local area. It is also well connected with excellent public transport links including bus routes and nearby road links such as the A48 which makes this an ideal location for commuters. There are also plenty of leisure activities available nearby with several parks, golf courses and nature reserves all within easy reach. Viewing this fantastic property is highly recommended to appreciate everything it has to offer.



Entrance Porch 6'3 x 3'5

PVC door, PVC obscured double glazed side return windows. Wooden door to hallway.

Hallway

Stairs to the first floor, upright decorative radiator, laminate flooring, squared off archway to the lounge.

Lounge 13'2 x 12'13

PVC double glazed window to the front, radiator, laminate flooring, under stair storage cupboard, squared off archway to kitchen dining room.

Kitchen Dining Room 15'5 x 10'9

PVC double glazed window to the rear

and to the side, PVC door to the rear with side return PVC double glazed window. Decorative upright radiator, tiled floor. Kitchen fitted with a matching range of units, twin ceramic inset sink with swan neck style mixer tap. Wood worktops, four ring gas hob with extractor over, built-in double oven, integrated dishwasher, space for fridge freezer.

First Floor

Stairs rise up from the entrance hall.

Landing

Loft access hatch, PVC double glazed window to the side, fitted carpet and doors to:

Bedroom One 15'3 max x 8'9

PVC double glazed window to the front, radiator, fitted carpet, recessed wardrobes.

Bedroom Two 9'0 x 9'1

PVC double glazed window to the rear, radiator, fitted carpet, airing cupboard housing a 'Worcester' combination boiler with shelving.

Bedroom Three 9'2 max x 6'3

PVC double glazed window to the front, radiator, fitted carpet, built-in wardrobe.

Family Bathroom 6'1 x 6'0

PVC obscured double glazed window

to the rear, chrome heated towel rail. Three piece suite comprising panel bath with mixer tap and fitted power shower over, pedestal wash hand basin, close coupled WC. Tiled walls and floor, spot lights and extractor fan.

External

Front

Gated driveway leading to garage, lawn.

Garage

Up and over door to the front, door offering access to rear garden.

Rear Garden

Laid patio, laid lawn, borders

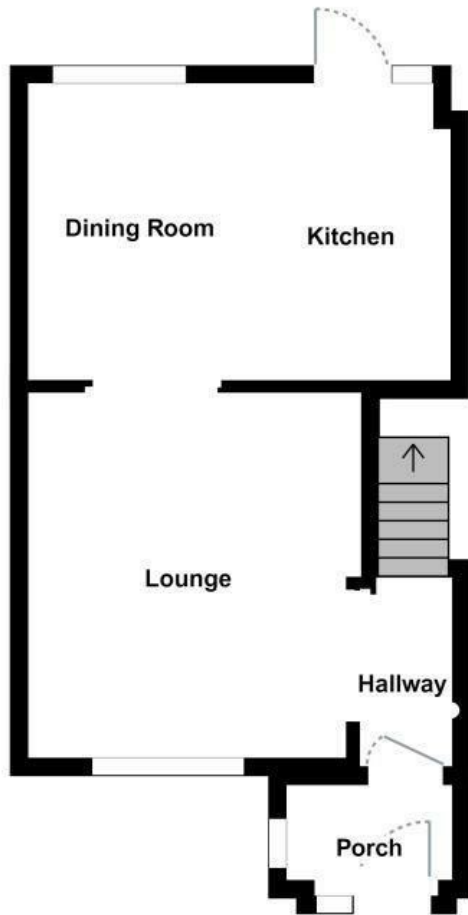


incorporating a variety of shrubs and privacy hedging, raised flower beds.

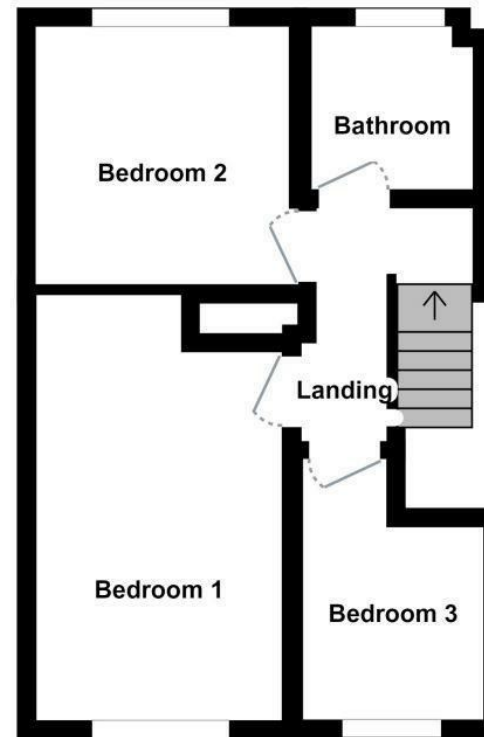
Additional Information

We have been advised by the vendor that the property is Freehold.
Council tax band - D
EPC - C





For illustration purposes only. Not to scale.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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