



£315,000 Freehold

Azalea Close | Cardiff | CF23 7HR

Hern &  
Crabtree

Three bedroom semi detached home situated in a quiet cul de sac on the edge of Cyncoed. Close to a range of amenities including a short walk to bus links to the city centre and Glyncoed Primary School. Llanishen and Lisvane reservoir and Cardiff Golf Club are nearby along with links to the A48 and M4 making this a great location.

The accommodation briefly comprises an entrance hall, cloakroom, living room, open plan kitchen breakfast room with french doors to the garden, and a dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property also benefits from a split level garden with paved patio and steps leading down to a lawn and an off street parking driveway for several vehicles. Viewings of this property are highly recommended and can be arranged via our Heath branch.



### Entrance Hall

Entered via a double glazed PVC door to the side into the hallway with radiator, wood laminate floor. Door to Cloakroom.

### Cloakroom

WC, wash basin, radiator, wood laminate floor, extractor fan.

### Living Room 13'4 x 13'1

Double glazed window to the front, radiator, dado rail, fireplace and door to kitchen.

### Kitchen Breakfast Room 15'8 x 13'9

Double glazed french doors to the garden, double glazed window to the

rear. Kitchen is fitted with matching wall and base units with work tops over, four ring gas hob with cooker hood over, integrated oven. Plumbing and space for dishwasher, 1.5 bowl ceramic sink and drainer, space and plumbing for an American style fridge freezer. Vertical radiator, central island breakfast bar. Wood laminate floor, stairs to the first floor. Walkway through to the dining room with plumbing and recess for a washing machine.

### Dining Room 16'2 x 8'7

Double glazed french doors to the rear, double glazed window to the front, built-in storage cupboard, radiator. Wood laminate floor.

### First Floor

Stairs rise up from the kitchen with a wooden hand rail.

### Landing

Loft access hatch, double glazed window to the side, radiator. Doors to:

### Bedroom One 13'6 x 8'9

Double glazed window to the front, radiator, wood laminate flooring.

### Bedroom Two 6'8 x 10'6

Double glazed window to the front and side, wood laminate floor, radiator.

### Bedroom Three 9'4 x 10'3

Double glazed window to the rear, radiator, built-in wardrobe. Wood laminate floor.

### Bathroom 6'1 x 7'8

Double obscure glazed window to the rear, bath with plumbed shower over and glass splash back screen. WC, wash basin, heated towel rail. Tiled floor, part tiled walls. Mirrored vanity cupboard.

### External

#### Front

Off street parking driveway for several vehicles. Mature lawn, tree, shrubs and hedge borders. Storm porch to the front of the property.

#### Rear Garden

Split level garden with paved patio and



steps leading down to a lawn with shrub and flower borders. Large purpose built storage shed. Side gate access.

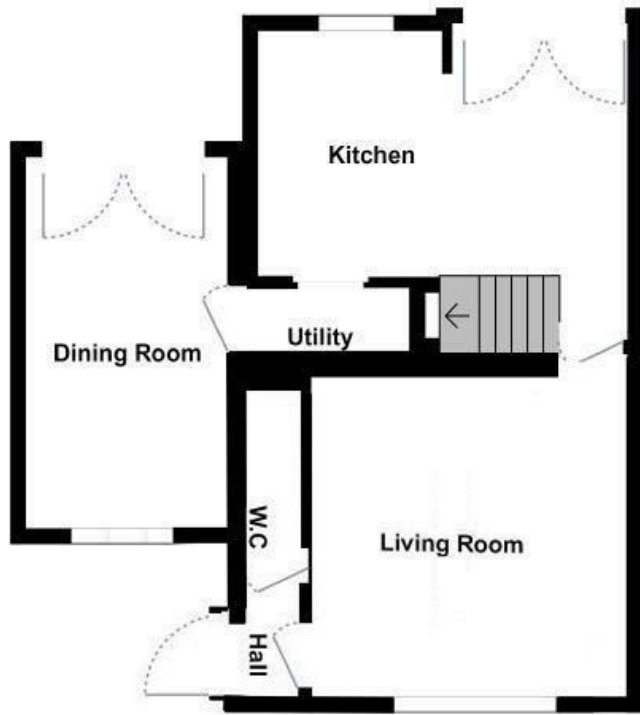
#### **Additional Information**

We have been advised by the vendor that the property is Freehold.

EPC - D

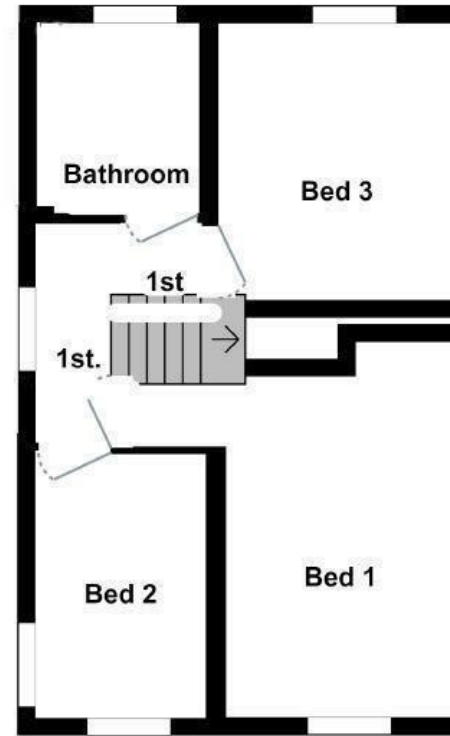
Council Tax Band - E





For illustration purposes only. Not to scale.

## Ground Floor

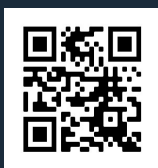
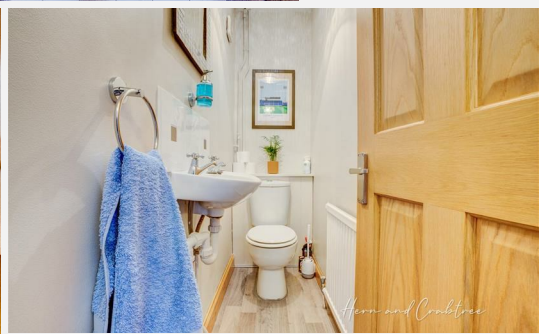
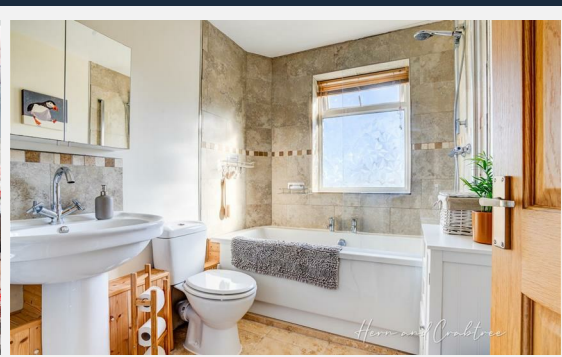
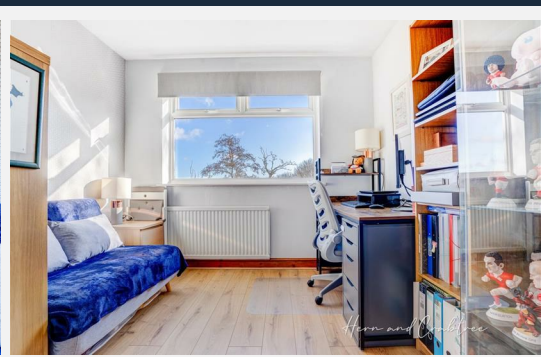
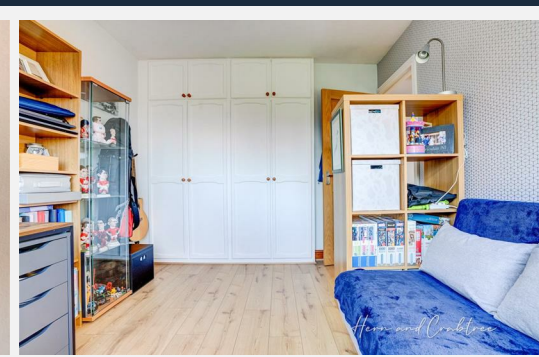
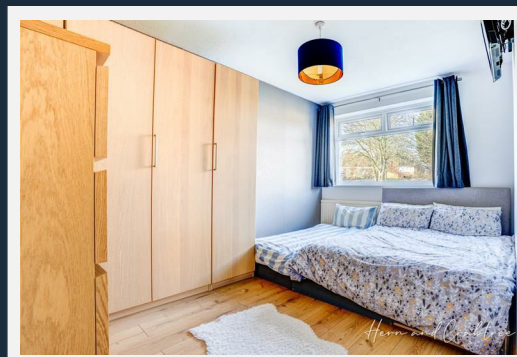


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## First Floor

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) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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