

Havenwood Drive

THORNHILL, CARDIFF, CF149HX

GUIDE PRICE £285,000

**Hern &
Crabtree**



Havenwood Drive

This delightful semi-detached house is located in the highly sought-after area of Thornhill, Cardiff. Offering a bright and spacious living space, this tastefully presented home is perfect for modern living.

The accommodation briefly comprises: an Entrance Hall, a cloakroom, and a contemporary kitchen featuring sleek quartz worktops. To the rear, the lounge is a comfortable and inviting space, leading into a charming conservatory that opens onto the private rear garden.

Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. Externally, the property boasts a driveway to the front, providing parking for two vehicles, as well as an attached garage with potential for conversion into an additional room. The garage is currently accessed via both the driveway and the rear garden.

Further benefits include gas central heating and double glazing, making this home a truly desirable option for those seeking a blend of comfort and potential in a prime location.

Thornhill is a sought-after residential area in the northern part of Cardiff, offering a peaceful suburban atmosphere with easy access to the city. Known for its tree-lined streets and well-maintained homes, it's a popular choice for families and professionals. The area boasts good local amenities, including shops, schools, and parks, as well as excellent transport links to Cardiff city centre via the A470 and M4. With nearby green spaces like Llanishen Reservoir and Forest Farm Nature Reserve.

- Semi-Detached House
- Downstairs Cloakroom
- Conservatory
- Front and Rear Gardens
- Two Bedrooms
- Modern Kitchen
- Driveway and Garage
- EPC - C



844.00 sq ft

Entrance

Storm Porch. Entered via a double glazed composite door to the front aspect.

Hallway

Radiator. Stone tiled floor. Stairs to the first floor. Door to cloakroom and door to the kitchen.

Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Tiled splashbacks. Radiator. Matching stone tiled floor.

Kitchen

8'9" x 6'4" (2.68 x 1.94)

Double glazed window to the front. The kitchen is fitted with a selection of wall and base units with complimentary Quartz worktops. Neff integrated oven, Neff four ring ceramic hob with upstand Quartz splash back and cooker hood. Ceramic Belfast sink and swan neck mixer tap. Space and plumbing for a washing machine and a fridge freezer. Integrated Neff microwave. Down lighters on the wall units. Matching stone tiled flooring.

Living Room

13'6" x 12'4" (4.13 x 3.78)

Double glazed windows to the rear and double glazed sliding patio door leading into the Conservatory. Radiator. Engineered Oak flooring. Built in understairs cupboard. Two radiators.

Conservatory

7'5" x 9'7" (2.27 x 2.94)

Double glazed obscure pvc roof. Double glazed windows to the rear and side with a double glazed door leading out to the garden. Laminate floor. Power and light.

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles.

Landing

Loft access hatch. Bannister. Built in storage cupboard with Baxi gas combination boiler. Radiator.

Bedroom One

13'1" x 9'2" max x 9'1" max (4'15 max x 2.78 max)

Double-glazed window to the front. Built in sliding mirror wardrobes. Recess with a small stair well. Radiator.

Bedroom Two

9'7" x 6'8" (2.94 x 2.05)

Double-glazed window to the rear. Wood laminate floor. Radiator.

Bathroom

6'5" x 6'3" (1.98 x 1.92)

Obscure double glazed window to the rear. Bath, Rain drop shower head and shower mixer plumbed off the mixer tap with glass splashback screen, w/c and wash hand basin. Part tiled walls. Vinyl floor. Radiator. Shaver point. Extractor fan.

OUTSIDE

Front

Off street blocked paved driveway for two/three vehicles. Stone chippings. Mature shrubs and hedges.

Rear Garden

Enclosed rear garden with patio and lawn. Further paved patio. Stone chipping border with raised flower beds. Mature Tree. Further patio with door access to the Garage.

Garage

Up and over door to a single garage. Power and Light. Pedestrian door from the garden.

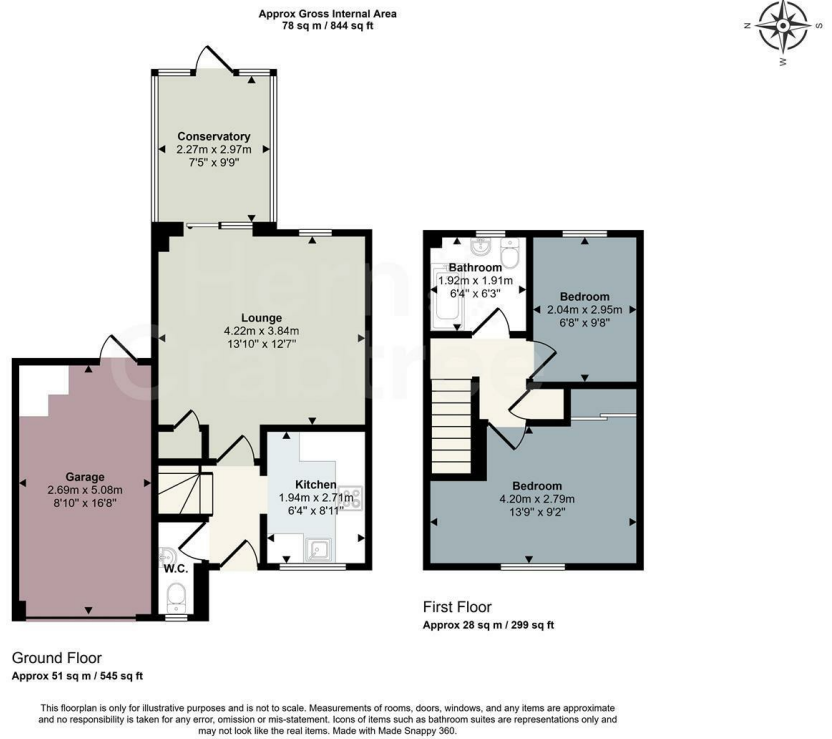
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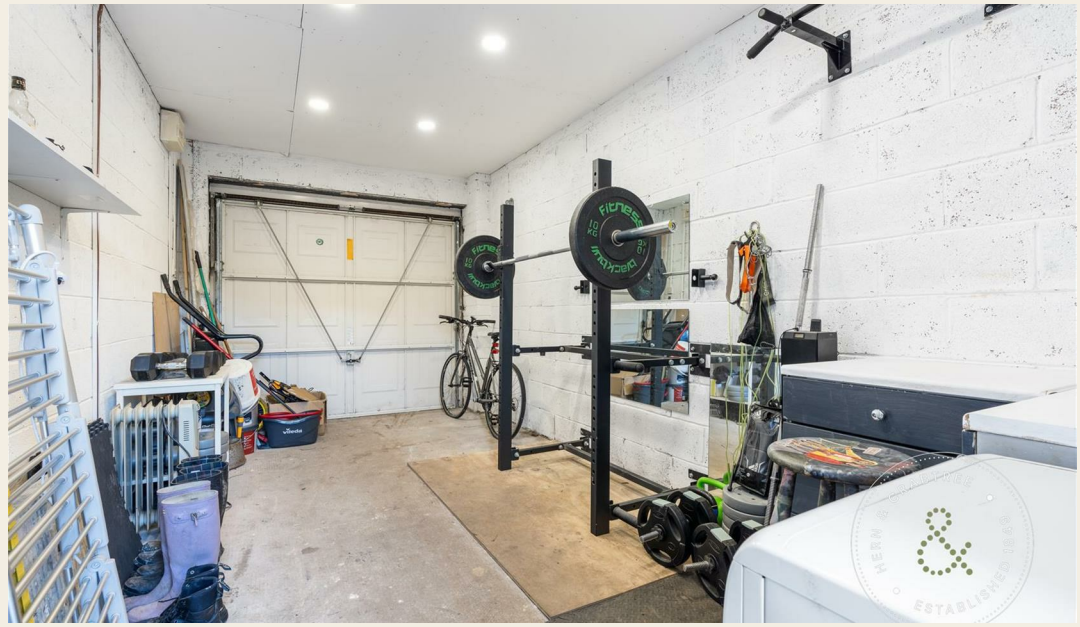
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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