



£275,000 Freehold

Huntsmead Close | Cardiff | CF14 9HY

Hern &
Crabtree

This fantastic two bedroom mid terrace home is well located in a quiet cul-de-sac in the sought after area of Thornhill. Close to amenities and schools this property would make a brilliant first time buy, downsize or investment. Thornhill park and Cefn Onn park are nearby, perfect for walks and there is a variety restaurants within walking distance too.

The well presented accommodation has been fully refurbished and briefly comprises an entrance way into a lovely open plan kitchen diner and living room that further leads to a conservatory and access to the rear garden. To the first floor there are two bedrooms and a bathroom. The property further benefits from an enclosed rear garden and an off street parking hardstand to the front of the property for two vehicles. Viewings of this great property are a must and can be arranged via our heath branch.



Entrance Hall

Entered via a wooden double glazed door to the front into an open hallway with fitted floor mat, built-in cupboard, radiator.

Kitchen Diner / Lounge 15'8 max x 21'2 max

Open plan kitchen diner / lounge with stairs offset to one side to the first floor. Kitchen with wall and base units with wood work tops over, ceramic Belfast sink with mixer tap. Integrated full length 'Bosch' dishwasher. Space for cooker, integrated base fridge with freezer compartment. Integrated washer dryer, two radiators, wood laminate flooring. Wood french doors

to the conservatory. Under stair cupboard.

Conservatory 14'1 x 9'2

Timber frame double glazed conservatory with PVC obscure roof. French doors to the rear garden. Vinyl flooring. Radiator and power.

First Floor

Stairs rise up from the kitchen diner with wooden hand rail and spindles.

Landing

Loft access hatch, doors to:

Bedroom One 15'7 max x 12'0

Two double glazed wood windows to the front, radiator. Built-in wardrobe. Recess for further wardrobe.

Bedroom Two 9'0 x 9'8

Double glazed wood window to the rear, radiator, recess for wardrobe.

Bathroom 6'3 x 6'2

Double glazed window to the rear, bath with plumbed shower and glass screen. WC, wash basin, radiator.

External

Front

Off street parking hardstand.

Rear Garden

Enclosed rear garden with sandstone patio. Landscaped with raised railway sleeper borders and hedge.

Additional Information

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

EPC - C

Council Tax Band - E

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on

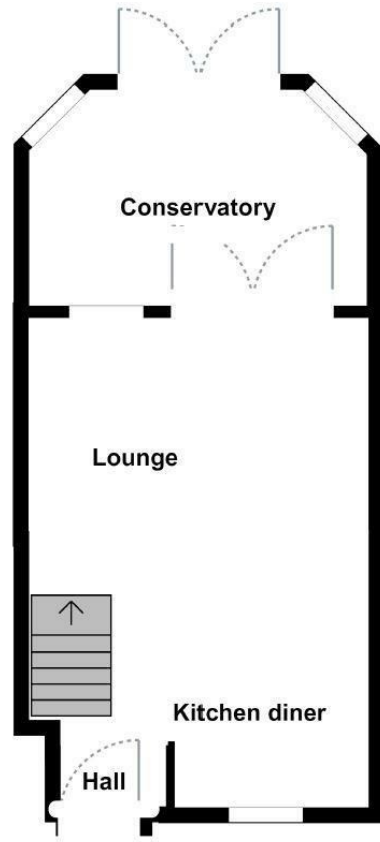


property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase,

you confirm that you have read and understood the above information.

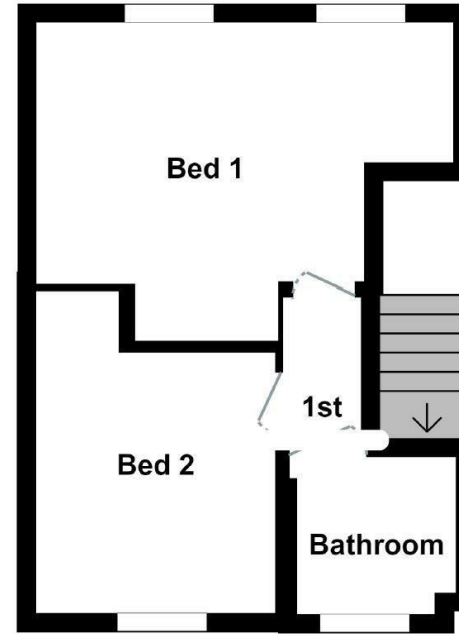






For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor

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Energy Efficiency Rating		Current	Potential
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			
		73	89
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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