



## Hazelhurst Road, offers over £325,000

- Council Tax - Band D
- GARDEN LEADS OUT TO HAILEY PARK
- NO CHAIN
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO LLANDAFF NORTH VILLAGE
- CLOSE PROXIMITY TO TRAIN STATION
- UPSTAIRS BATHROOM
- EPC Rating: C



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## About the property

Two bedroom, mid terrace house located in the heart of Llandaff North to be sold with NO ONWARD CHAIN! Comprising of an entrance hallway, lounge and dining room and kitchen with extension for dining table. Upstairs we have the family bathroom and two double bedrooms. This property benefits from original features, double glazing throughout and an enclosed rear garden that leads on to the picturesque Hailey Park and the Taff Trail. A short walk to Llandaff North village, cafe, bakery, restaurants, all local shops, pubs, bus stops and Llandaff train station.



## Accommodation

### Entrance Hall

### Lounge

13' 1" into bay x 10' 6" ( 3.99m into bay x 3.20m )

### Dining Room

11' 1" x 11' 3" ( 3.38m x 3.43m )

### Kitchen / Breakfast Room

19' 1" x 7' 9" ( 5.82m x 2.36m )

### Stairs And Landing

### Bathroom

9' 9" x 8' 10" ( 2.97m x 2.69m )

### Bedroom One

14' 3" x 11' 1" ( 4.34m x 3.38m )

### Bedroom Two

11' 2" x 8' 8" ( 3.40m x 2.64m )

### Outside Front And Rear Gardens

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## Floorplan



## Important Information

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