



Hawthorn Road East

| Llandaff North | Cardiff | CF14 2LR



HAWTHORN ROAD EAST

Guide Price £265,000



No Chain. An extended, traditional two bedroom end of terrace house placed on Hawthorn Road East, set in the heart of Llandaff North. In need of modernisation but offering an excellent footprint with huge potential, this would make a wonderful first time buy or family home.

Spacious throughout, the accommodation briefly comprises: Entrance Hall, Through Lounge/Sitting Room, Open Plan Kitchen//Diner to the ground floor. To the first floor are Two Bedrooms and a Bathroom. Furthermore, there are stairs leading up to the Loft Room. The property further benefits from a courtyard rear garden as well as a parking space to the side.

Hawthorn Road East is tucked off Station Road and is perfectly suited close to a variety of shops and amenities. Hailey Park, the Taff Trail and Llandaff Rowing club are within walking distance and there are excellent bus and train links close by. There are also good primary and secondary schools of both Welsh and English medium within walking distance. Internal viewings are highly recommended!

Entrance

Double-glazed pvc door to the front with window over.

Hallway

Stairs to the first floor. Radiator. Laminate flooring.

Lounge/Sitting Room

26'2" max x 11'7" max
Double-glazed bay window to the front and double-glazed window to the rear. Two radiators. Gas fireplace.

Kitchen/Diner

25'5" x 9'10" expanding to 14'5"
L-shaped room. Double-glazed windows to the front, side and rear and a double-glazed door to the rear garden. The kitchen is fitted with wall and base units and worktops. Four-ring gas hob, integrated double oven and grill. Space for a fridge freezer. Space and plumbing for a washing machine and space for a dishwasher. Worcester gas combi boiler.

FIRST FLOOR

Stairs from the entrance.

Landing

Double-glazed window to the side.

Bedroom One

13'3" x 11'
Double-glazed window to the front. Radiator. Fitted wardrobes.

Bedroom Two

10'9" x 9'7"
Double-glazed window to the rear. Radiator.

Shower room

9'7" x 7'4" max
Obscure double-glazed window to the rear. Double shower, w/c, bidet and wash hand basin. Radiator. Vinyl floor.

SECOND FLOOR

Stairs from the first floor landing.

Landing

Small landing area with a sky light window and storage.

Loft Room

14'1" x 7'1"
Double-glazed window to the front. Radiator.

OUTSIDE

Front

Storm porch. Low-rise wall with a gate and hedge.

Rear

Courtyard rear garden with a gate to the side. Patio and small lawn with mature shrubs.

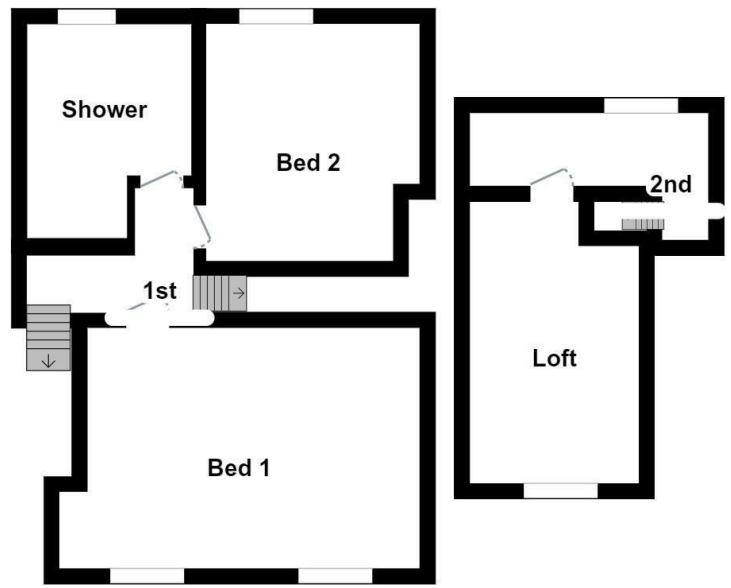
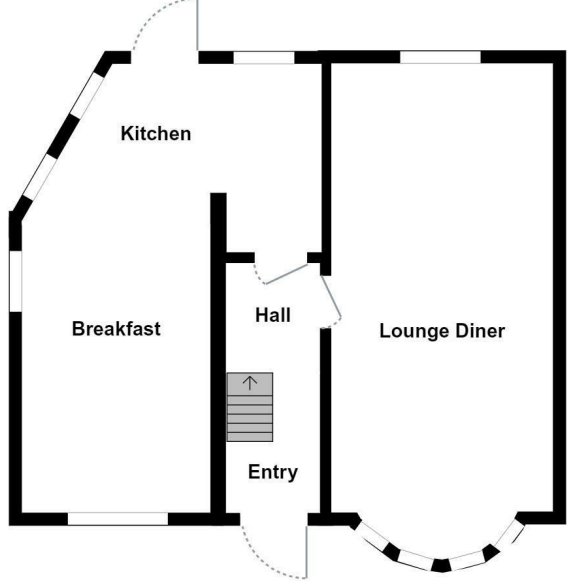
Additional Information

We have been advised by the vendor that the property is Freehold. Council tax - G. Epc -



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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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.