



29 Hazel Place, Cardiff

Cardiff

In Excess of **£200,000**





29 Hazel Place

Cardiff, Cardiff

This 3-bed semi-detached house in Fairwater offers spacious layout, 2 reception rooms, needs modernisation. Garage for parking/workshop, well-kept garden with patio, storage sheds, rear gate access to car park. No chain for smooth transition. Ideal for first-time buyers or renovation project.

Council Tax band: D

Tenure: Freehold

- Three Generous Bedrooms
- Two Spacious Reception Rooms
- No Chain
- Single Garage
- In Need of Modernisation
- Bathroom & Downstairs WC



Hallway

Enter via a wooden front door featuring glazing, complemented by a long glazing panel to one side, allowing natural light to fill the space. This welcoming hallway is complete with carpeted flooring, an electric storage heater, and a ceiling light fixture. A smoke alarm adds to the safety features, while access doors lead to:

WC

This functional WC features a low-level toilet. A high-level window with obscured glass allows for natural light while ensuring privacy. The space is finished with easy-to-clean vinyl flooring and is well-lit with a ceiling light fixture.

Kitchen

This well-appointed kitchen features a combination of base and wall cabinets with laminate worktop, providing ample storage and preparation space. A convenient storage cupboard offers additional organization. Equipped with multiple power sockets. The white sink bowl and a half, complete with a drainer and mixer tap, adds functionality. An electric storage heater ensures comfort, while a large double-glazed window at the rear of the property fills the room with natural light. The space is further enhanced by a baton ceiling light.

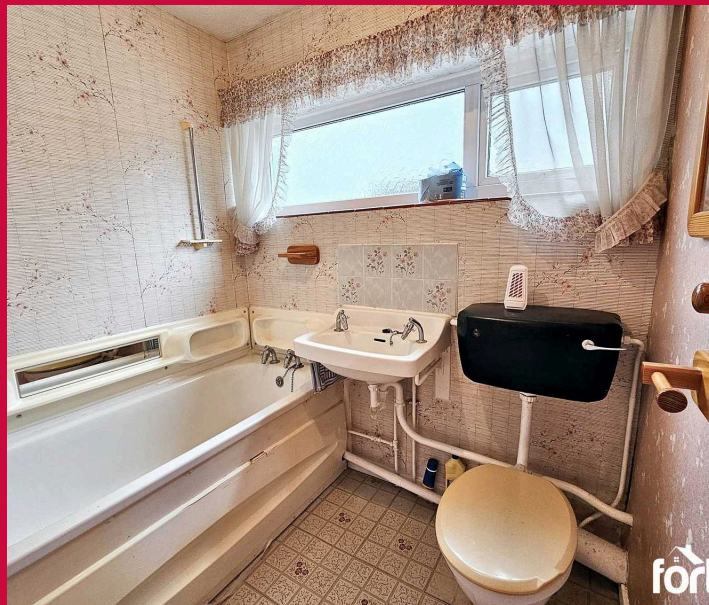
Reception One

This first reception room features a charming brick fire surround with a gas heater, creating a warm focal point. Double-glazed patio doors open directly onto the patio, blending indoor and outdoor living. An electric storage heater ensures comfort throughout the year, while power sockets provide convenience for your devices. The space is well-lit with a ceiling light and has a carpeted floor.

Reception Two

Currently utilized as a dining room, this versatile space features a double-glazed window overlooking the front of the property, allowing natural light to brighten the room. Complete with carpeted flooring, power sockets, an electric storage heater and a ceiling light fixture illuminates the space, making it an inviting area for gatherings and meals.

Landing





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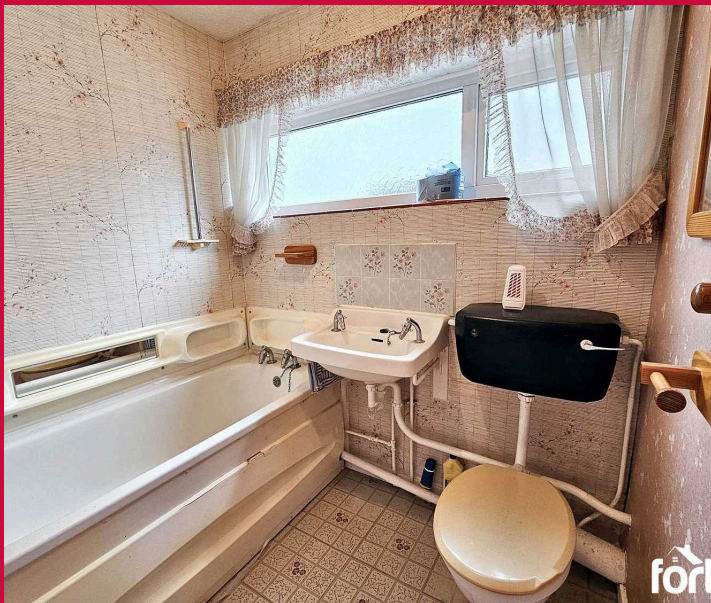
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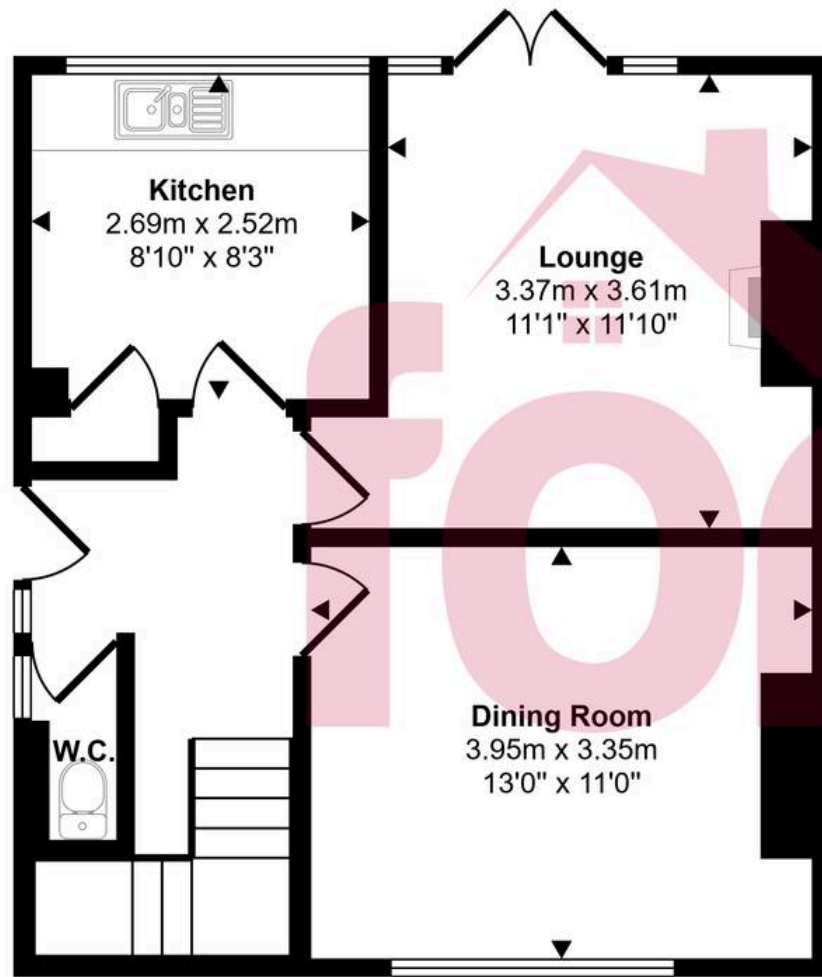
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Reception Two

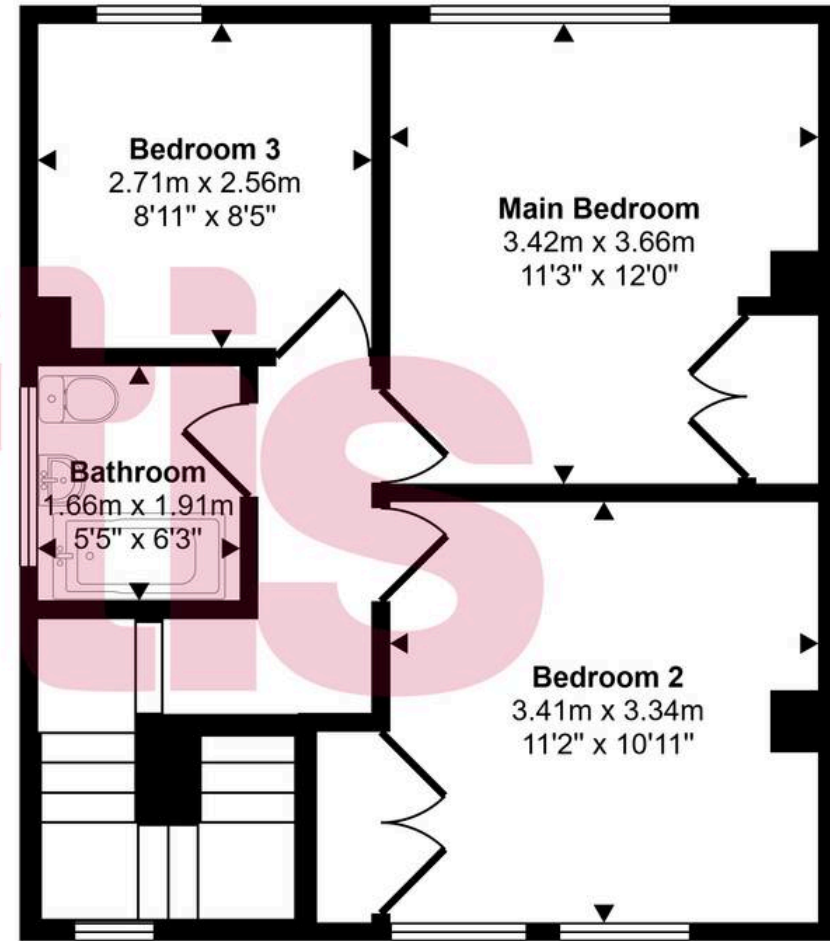
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Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 45 sq m / 481 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

The garden offers a versatile outdoor space with a paved patio area, perfect for seating or outdoor dining, alongside a well-maintained lawned area. There is a single detached brick garage, which is complemented by two attached brick storage sheds, providing ample storage options. A rear access gate leads directly to a car park, adding convenience and accessibility.

GARAGE

Single Garage

