Hawthorn Road East,
Llandaff North, Cardiff,
CF14 2LS

THOMAS H WOOD

£325,000

4 Bedrooms
House - Terraced

This well-presented four-bedroom family home on Hawthorn Road East offers generous living accommodation across three floors. The property combines spacious and practical interiors with versatile bedroom arrangements, making it ideal for growing families. With a large lounge/diner, modern kitchen, utility room, three first floor bedrooms plus an attic bedroom, this home provides flexibility and comfort. Situated close to excellent local amenities, highly regarded schools, and superb public transport links, it is perfectly positioned for modern family life.

HALL
Spacious entrance hallway providing access to principal ground floor rooms and staircase to first floor.

LOUNGE/DINER
24'2" x 11'1"
A large reception room with front aspect bay window, modern décor, and ample space for both living and dining. Feature fireplace and surround, ornate coving, and UPVC doors to rear garden.

KITCHEN
11'1" x 9'1"
A modern kitchen with a range of wall and base units, work surfaces, five-ring gas hob and electric oven. Useful under-stair storage cupboard. Space for fridge freezer. Tile-effect flooring, UPVC window to side aspect, leading through to utility and WC.

UTILITY ROOM
7'6" x 4'11"
Practical rear aspect space with worktop and plumbing for appliances. Painted walls, smooth ceiling, radiator panel, tile-effect flooring, and UPVC door to garden.

Features

- SPACIOUS FAMILY HOME
- FOUR BEDROOMS
- GENEROUS LOUNGE/DINER
- DOWNSTAIRS W.C.
- UTILITY ROOM
- CLOSE TO TAFF TRAIL
- WALKING DISTANCE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

W.C.
2'1" x 5'10"
Ground floor cloakroom with low-level WC and wash hand basin. Painted walls, smooth ceiling, radiator panel, tile-effect flooring, and UPVC window.

LANDING
Via carpeted staircase to landing.

BEDROOM ONE
12'2" x 9'8"
Front aspect double bedroom with built-in wardrobes along one side. Carpeted floor, painted walls, smooth ceiling, UPVC window, and radiator panel.

BEDROOM TWO
11'3" x 9'3"
Side aspect double bedroom with carpeted floor, painted walls, smooth ceiling, UPVC window, and radiator panel.

BEDROOM THREE
Rear aspect single bedroom ideal as a child's room or study. Carpeted floor, painted walls, smooth ceiling with loft access, UPVC window, and radiator panel.

BATHROOM
7'6" x 5'10"
Panelled bath with overhead electric shower, wash hand basin, and WC. Part tiled walls, tile-effect flooring, chrome radiator panel, and extractor fan.

SECOND FLOOR LANDING
Carpeted staircase rising to:

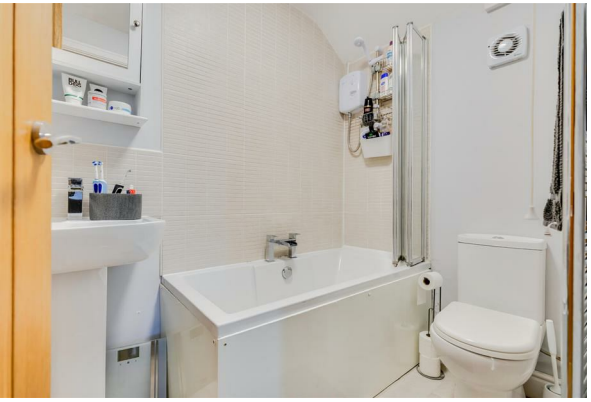
BEDROOM FOUR (ATTIC)
12'2" x 9'4"
A spacious attic bedroom with Velux windows providing natural light and versatile use as a bedroom, guest room, or office. Exposed chimney brickwork, generous eaves storage, and walk-in cupboard.

OUTSIDE
FRONT
On-road parking with gate and pathway to front door.

REAR
A private and enclosed rear south facing garden with gated access to a rear lane.

TENURE
This property is understood to be Freehold, this will be verified by the purchaser's solicitor.

COUNCIL TAX
Band D



4 BEDROOMS

1 BATHROOMS

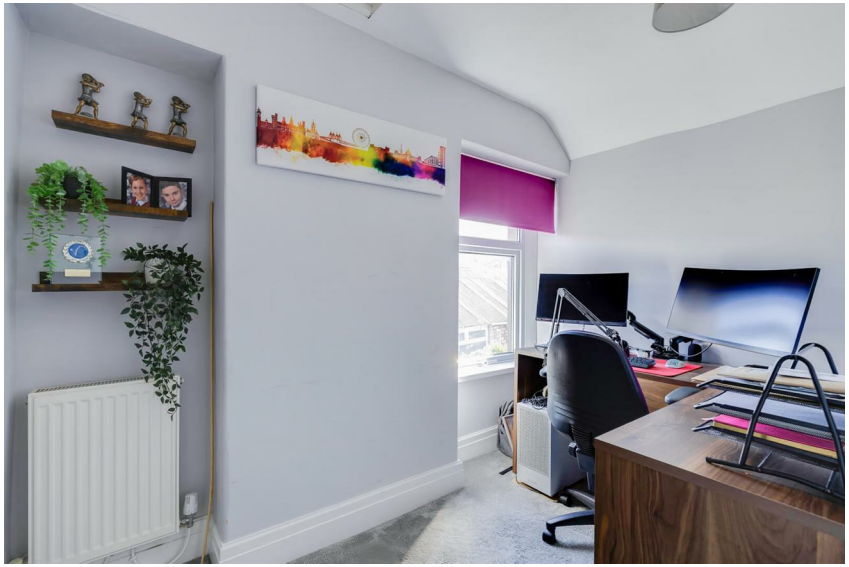
1 RECEPTION ROOMS

ENERGY RATING: C

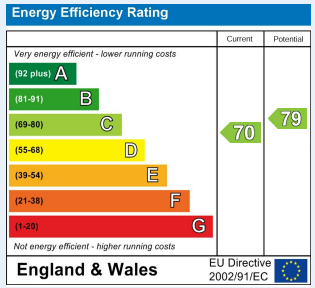
Information

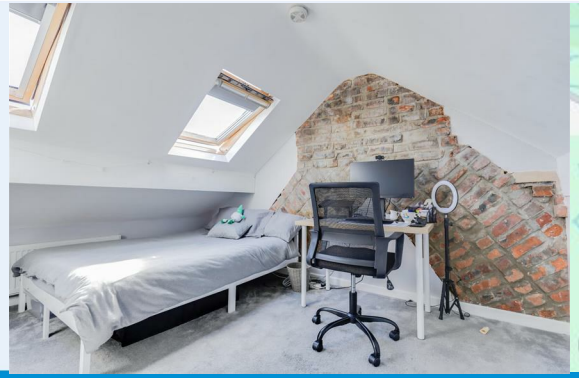
- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 1070.30 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

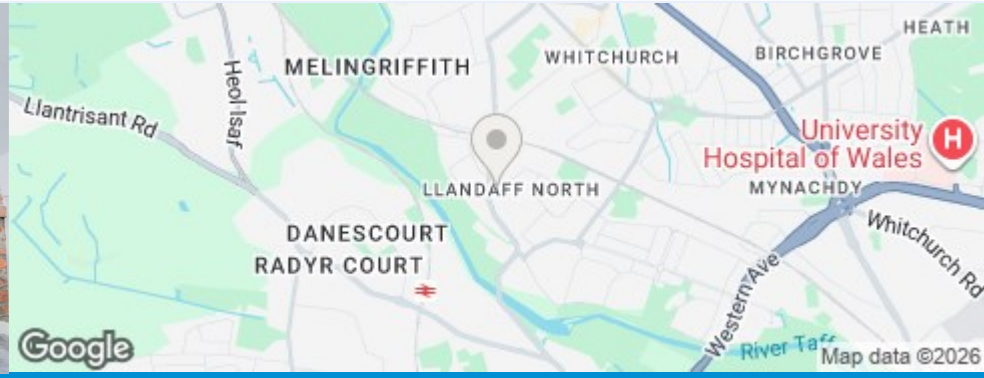
Total area: approx. 1070.3 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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