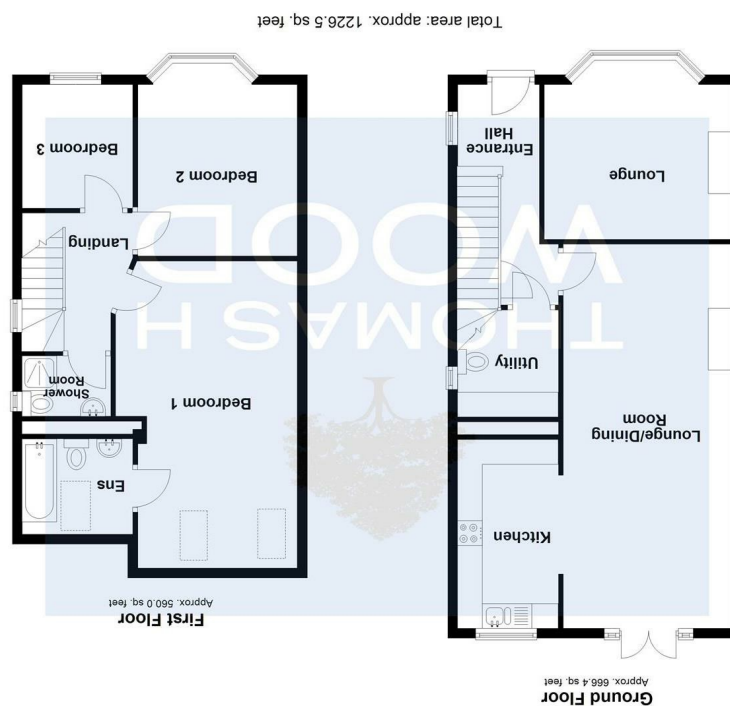
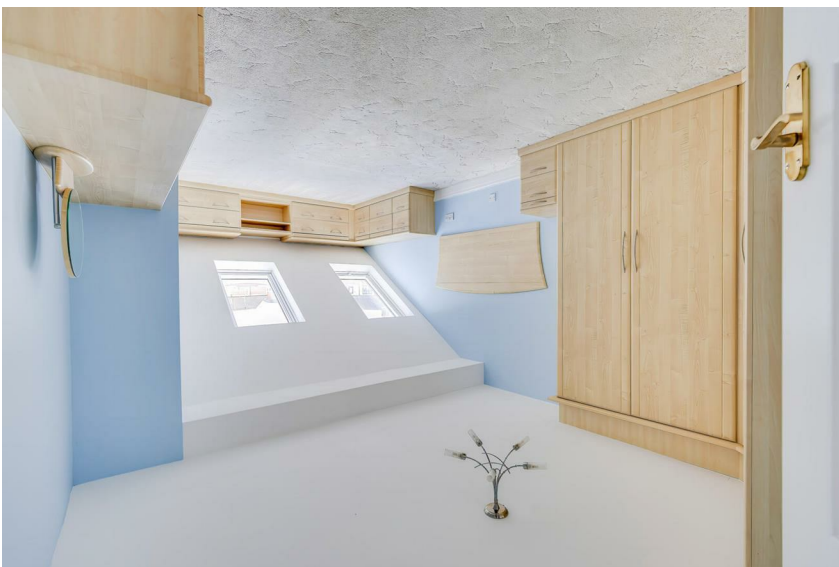


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



To book a viewing call 02920 626252

thomashwood.com



Hilton Place,
Llandaff North, Cardiff,
CF14 2LU

A superb opportunity to acquire a spacious and well proportioned three bedroom end of terrace home on Hilton Place, offering extended accommodation, a generous rear garden, all within one of Llandaff North's most popular residential locations.

The property has been in the same ownership for over 19 years and is offered to the market with no onward chain. The accommodation is both versatile and generous, with a substantial extended lounge/diner, separate sitting room and a modern fitted kitchen, complemented by a practical utility space.

Externally, the property continues to impress with a mature and well maintained rear garden.

While well cared for, the property offers excellent scope for further improvement and modernisation, making it an ideal purchase for buyers looking to create a long term home in a highly sought after area.



ENTRANCE HALLWAY

Via uPVC door to hallway. Laminate flooring. Doors to all rooms and stairs rising to the first floor.

SITTING ROOM

12'3" x 11'3"

A welcoming front aspect reception room with bay window, creating a bright and comfortable living space, finished with laminate flooring, papered walls and ceiling, radiator and useful alcove storage.

LOUNGE/DINER

11'3" x 25'6"

A substantial and extended principal reception room, offering excellent space for both living and dining, with laminate flooring, painted walls, smooth ceiling finish and rear aspect windows allowing for good natural light.

KITCHEN

6'10" x 11'6"

A modern and recently updated kitchen fitted with a range of base units and contrasting quartz work surfaces, incorporating Neff induction hob, Neff 'hide and slide' eye level oven and Neff microwave and oven, integral fridge freezer and dishwasher, with rear aspect window and spotlights.

Features

- Three Bedroom End Of Terrace Home
- Extended And Spacious Lounge/Diner
- Modern Recently Updated Kitchen with Utility Room With WC
- Generous And Mature Rear Garden
- No Onward Chain
- Excellent Scope For Further Improvement
- Popular Location Close To Hailey Park, Train Station
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

UTILITY ROOM

6'0" x 6'8"

A practical space incorporating low level WC and pedestal wash hand basin. With additional worktop space and space and plumbing for washing machine and dryer. Side aspect window.

FIRST FLOOR

LANDING

Accessed via staircase, with loft access via pull down ladder to a partially boarded loft space.

BEDROOM ONE

11'7" x 20'5"

A particularly generous principal bedroom with ample fitted wardrobes and storage, finished with painted walls, smooth ceiling and radiator.



EN-SUITE

6'9" x 6'3"

Fitted with panelled bath with electric shower over and glazed screen, low level WC and wash hand basin, with eaves storage and window.

Band E

BEDROOM TWO

10'6" x 12'8"

A good size second double bedroom with front aspect window, carpeted flooring, painted walls and radiator.

BEDROOM THREE

7'3" x 7'9"

A front aspect bedroom with carpeted flooring, painted walls and radiator.

SHOWER ROOM

5'8" x 4'3"

Fitted with shower cubicle with electric shower, low level WC and wash hand basin.

OUTSIDE

FRONT

Positioned within a well established residential street, the property benefits from a traditional frontage with side access.

REAR

A standout feature of the property is the generous and mature rear garden, incorporating decking areas, established planting and laid lawn.

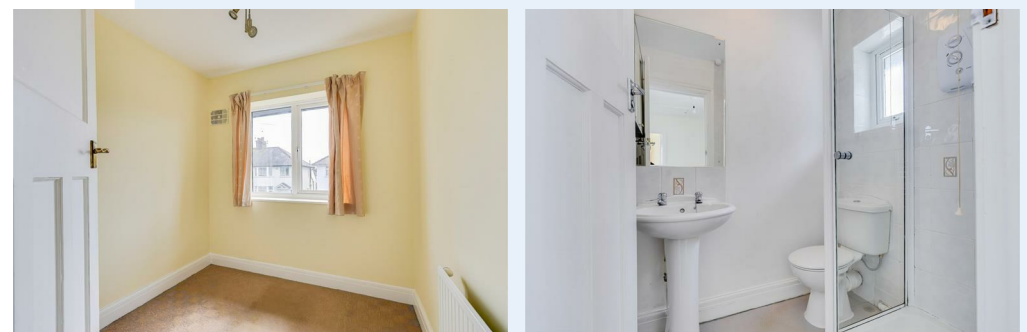
TENURE





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

COUNCIL TAX

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1226.50 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



-  3 BEDROOMS
-  1 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: D