

# hrt

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12 Havenwood Drive  
Thornhill  
Cardiff  
CF14 9HX





# 12 Havenwood Drive

Asking price **£578,000**

A beautifully presented and maintained four bedroom detached family home, offered to the market for the first time in approaching 30 years with well proportioned living and bedroom accommodation.

Modern four bedroom detached family home.

Beautifully maintained and upgraded by the current owners.

Offered to the market for the first time since 1996.

Well, proportioned living and bedroom accommodation.

Mature landscaped gardens to front and rear.

Lounge, Dining room, Kitchen/breakfast room, Utility room and ground floor cloakroom.

Four bedrooms (three doubles). Bedroom one with ensuite shower room. Family bathroom.

Integral single garage with potential to convert into additional living space subject to planning.

Highly sought after and conveniently located, yet peaceful cul-de-sac position.









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The central ENTRANCE HALLWAY has stairs rising to the first floor with useful under stairs storage cupboard. The LOUNGE with bay window to front aspect enjoys views over the forecourt garden. An open archway leads into the dining room. The DINING ROOM has patio doors giving access and views into the beautiful landscaped rear garden. Doors from the dining room and entrance hall lead into the KITCHEN/BREAKFAST ROOM with window to rear. A fitted Sigma 3 Shaker style, range of base and wall mounted units with stone effect work surfaces and splashback tiling over. Integrated oven with four ring gas hob and cooker hood above. Space and plumbing for dishwasher and baseline fridge. Karndean stone tile effect flooring which continues into the UTILITY ROOM and has a part glazed pedestrian door to rear. A further fitted range of base and wall mounted units match the kitchen. Space and plumbing for white goods, Baxi gas fired central heating boiler within wall unit. Off the utility room is a ground floor CLOAKROOM with window to side housing a white two-piece suite.

The first floor LANDING has a loft inspection point plus airing cupboard housing hot water tank and shelf space. BEDROOM ONE is a generous sized double bedroom with window to front, plus built-in range of mirror fronted wardrobe cupboards. The bedroom benefits from an upgraded ENSUITE SHOWER ROOM with Karndean flooring, a double

shower tray with fixed glazed shower screen and mains power shower fitted. Low-level WC with hidden cistern and wash hand basin with storage units below. BEDROOM TWO, also a generous size double bedroom is located at the front of the property and also benefits from built-in mirror fronted wardrobe units. BEDROOMS THREE and BEDROOM FOUR are located at the rear of the property with views over the landscaped garden. The FAMILY BATHROOM, Karndean flooring, mains power shower over a panel bath, low-level WC with hidden cistern and sink unit on rolltop works surface with storage below.

Outside to the front of the property is a lawned forecourt garden with an abundance of well stocked shrub and flower borders. A driveway lies ahead of an integral SINGLE GARAGE which benefits from remote controlled up and over door. There is potential to convert this garage into additional living accommodation as some neighbouring properties have done (subject to planning permission). To the rear is an enclosed landscaped garden. It offers a flagstone laid patio which extends from the rear of the house out onto a lawn which is bordered by beautiful well stocked shrub and flower borders plus raised vegetable bed..





## Directions

Travel North along Thornhill Road, passing the Cemetery on left hand side. At the roundabout turn right onto Excalibur Drive, proceed over the roundabout then turn left onto Glenmount Way. At the T junction turn left onto Havenwood Drive. Pass the turning to Huntsmead Close and no 12 is the 3rd house on the right.

WHAT3WORDS: shins.pose.venue

## Tenure

Freehold

## Services

Mains gas, electricity, water and drainage  
Council Tax Band G  
EPC Rating C

Viewing strictly by  
appointment through  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

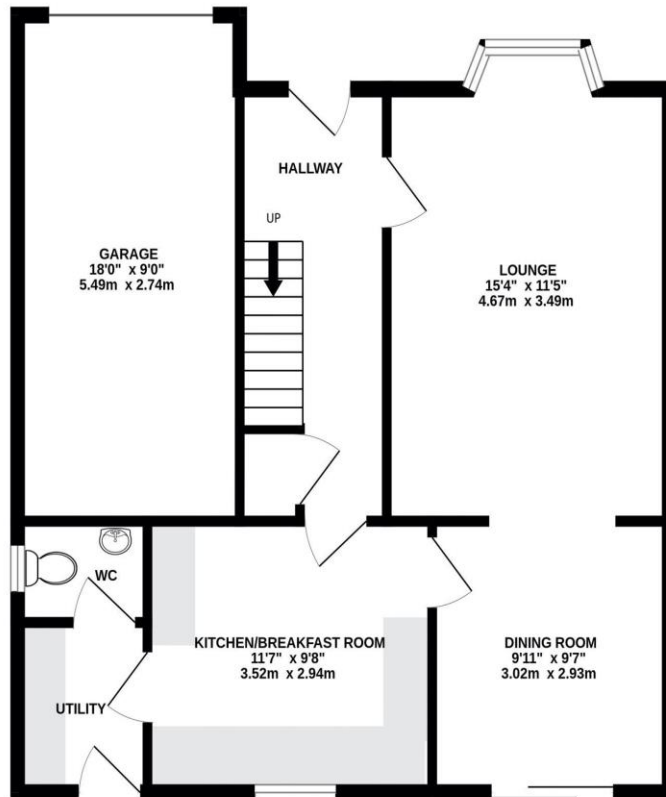
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



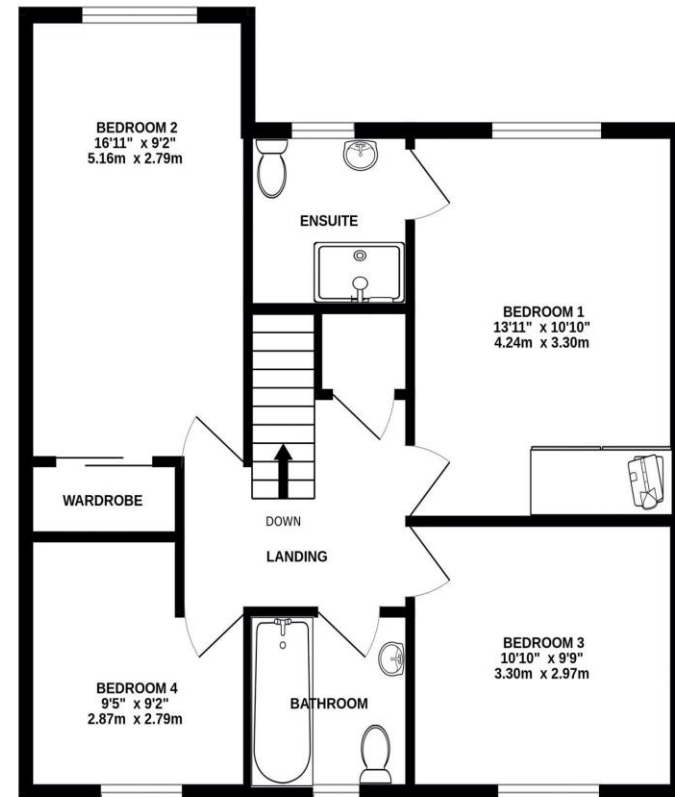




GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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