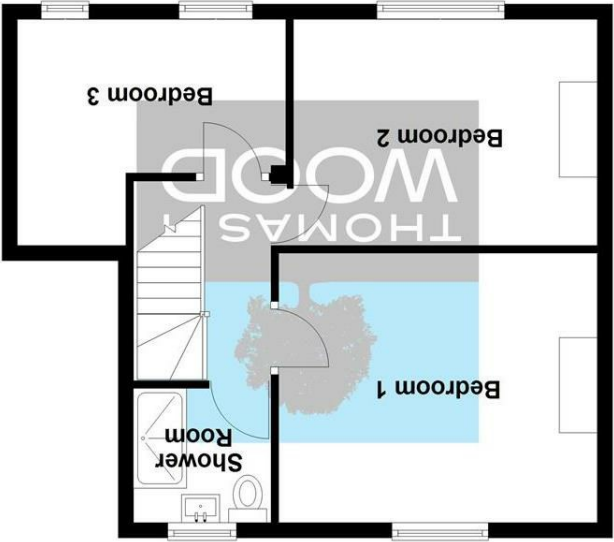
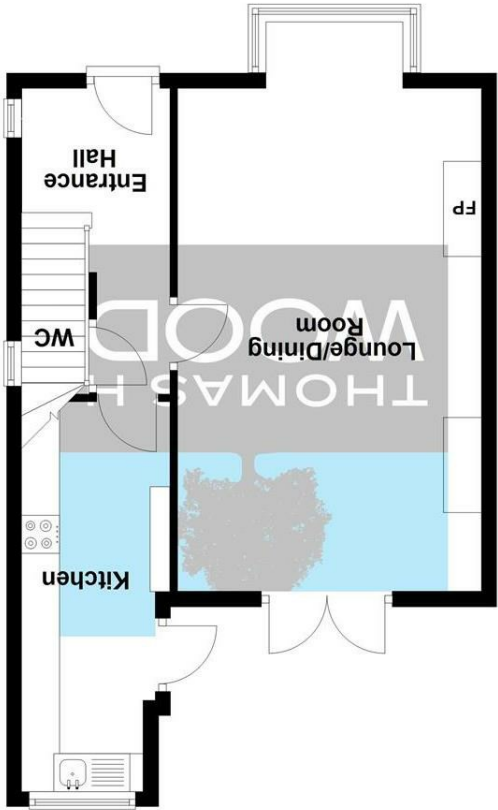


Total area: approx. 963.0 sq. feet



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Potential	Current	
	61	81



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CF14 2LS



Asking Price £330,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 963.00 sq ft

Current EPC Rating - D61

Potential EPC Rating - B81



An exciting opportunity to acquire this beautifully presented three-bedroom family home in the sought-after village of Llandaff North. Conveniently located on Hawthorn Road East, it's just a short stroll to the village centre, Hailey Park, Llandaff North train station, and highly regarded primary and secondary schools. The current owners have meticulously maintained the property to a high standard during their 17 years of ownership, with modern décor throughout while preserving some charming original features. The home briefly comprises an entrance hallway, an open-plan lounge and dining room, kitchen, and WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom. The sunny, southeast-facing, enclosed rear garden features a block-built shed with power, completing this perfect family home. Viewings are strongly recommended.

HALLWAY

Via composite door to hallway. With oak floor, painted walls and smooth ceiling. Doors to all rooms and stairs to the first floor.

DINING ROOM

4.01m x 3.42m (13'1" x 11'2")

A bright principal reception room with oak floor, painted walls and smooth ceiling with coving. Feature fire with oak beam over. Deep UPVC bay window to the front.

LOUNGE

3.99m x 3.93m (13'1" x 12'10")

Open plan to the lounge, with the continuation of the oak flooring and modern decoration. French doors lead to the patio and rear garden.

KITCHEN

1.95m x 5.18m (6'4" x 16'11")

A range of wall and base units and contrasting work surfaces over. Electric oven and hob with extractor over. Space and plumbing for washing machine, stainless steel sink and integrated dishwasher. Tiled splashbacks and tile effect laminate floor. UPVC windows and door, plus Velux roof window.

W.C.

0.70m x 1.13m (2'3" x 3'8")

Low level WC and wash hand basin. UPVC window to side.

LANDING

Via carpeted staircase to landing Loft access with down ladder. Doors to all rooms.

BEDROOM ONE

4.04m x 3.04m (13'3" x 9'11")

Overlooking the rear aspect with carpeted floor, painted walls, picture rail and smooth ceiling. Fitted wardrobes with Worcester Combi boiler, UPVC window and radiator panel.

BEDROOM TWO

4.01m x 3.44m (13'1" x 11'3")

Overlooking the front aspect with carpeted floor, painted walls, picture rail and papered ceiling. Space for wardrobe, UPVC window and radiator panel.

BEDROOM THREE

3.54m x 2.84m (11'7" x 9'3")

Overlooking the front aspect with carpeted floor, painted walls, picture rail and smooth ceiling. Space for wardrobes, UPVC windows and radiator panel.

SHOWER ROOM

1.91m x 1.80m (6'3" x 5'10")

A modern suite with double shower enclosure with chrome shower and glazed screen, wash hand basin vanity unit and enclosed WC. UPVC window and chrome towel radiator.

OUTSIDE

A sunny south east with patio area leading to laid lawn, raised decking and further patio. Flower beds and borders. Block built shed with power.

TENURE

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

COUNCIL TAX

Band D

