Asking Price
£125,000

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

THOMAS H WOOD

1 Bedrooms
Apartment - Ground Floor

*** NO ONWARD CHAIN *** Superb opportunity to acquire a ground floor flat within a characterful house conversion on Hawthorn Road East, offering a rare combination of share of freehold, a generous rear garden and excellent potential for extension. The property is in need of full refurbishment throughout, presenting a blank canvas for buyers looking to create a bespoke home or investment. The accommodation is well proportioned, with retained period elements such as wood block flooring adding to the overall appeal. Given the plot size and layout, there is clear scope to extend and reconfigure, subject to the necessary planning permissions, making this an exciting long term prospect in a well established and sought after residential location.

HALLWAY
2'7" x 8'9"
A simple entrance space providing access to the main rooms, offering potential for reconfiguration and storage solutions.

BEDROOM
10'2" x 12'1"
A well proportioned double bedroom positioned to the front aspect, with good natural light and scope for full modernisation.

LOUNGE
11'0" x 10'11"
A central living space with a comfortable footprint, offering flexibility for layout and access through to the kitchen area.

KITCHEN
6'9" x 13'7"
An extended side aspect kitchen space requiring full refurbishment, with clear potential to redesign and open into adjoining areas if desired.

Features

- Ground Floor Flat Within A Converted Period Property
- Share Of The Freehold
- Generous Rear Garden
- Significant Scope For Improvement And Modernisation
- Excellent Potential To Extend Subject To Necessary Consents
- Retained Wood Block Flooring Features
- No Onward Chain
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

CONSERVATORY
10'7" x 9'3"
Positioned to the rear overlooking the garden, this space offers additional reception potential or could be incorporated into a larger extension scheme.

BATHROOM
6'11" x 6'5"
A rear aspect bathroom in need of replacement, providing a functional footprint for redesign.

FRONT
Set within a traditional residential street, the property benefits from a private entrance and established frontage.

REAR
A standout feature of the property is the generous rear garden, offering excellent space for landscaping, outdoor living and potential extension, subject to the necessary consents.

TENURE
Share of Freehold

COUNCIL TAX
Band B

Information

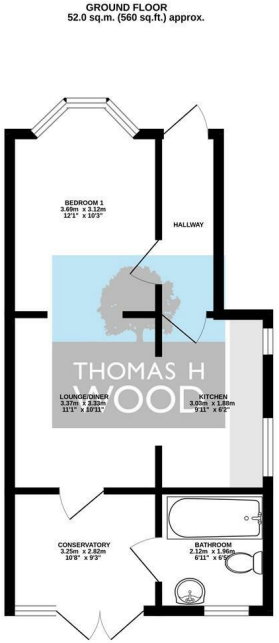
- Tenure: Share of Freehold
- Council Tax Band: B
- Floor Area: 52.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:

1 BEDROOMS

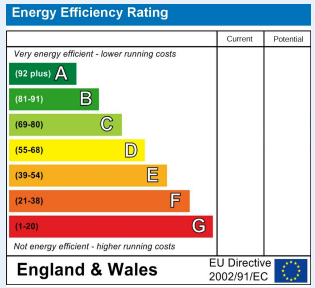
1 BATHROOMS

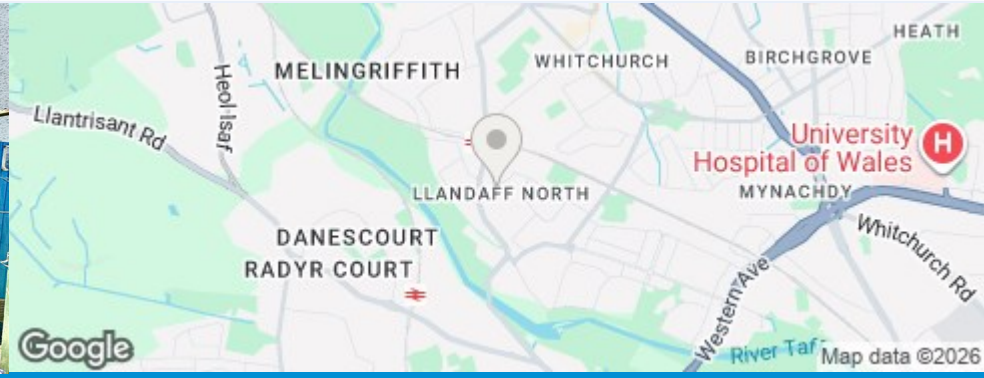
1 RECEPTION ROOMS

ENERGY RATING:



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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