

19 Hawthorn Road East

Llandaff North CF14 2LR

- Stylish traditional home
- Sought after location
- Close to Taff trail
- Modern kitchen & bathroom
- Three bedrooms
- Beautifully presented
- EPC -

Guide price £299,950

www.hern-crabtree.co.uk



A stylish and immaculately presented three bedroom family home situated in the heart of Llandaff North.

This is a perfect opportunity for those looking to be close to the Taff trail and Llandaff station and within walking distance to both primary & secondary schools or the Montessori school.

The property is light and well designed, with accommodation comprising: a light reception hall, lounge, a spacious dining room/ family room open plan to a modern kitchen, utility and a spacious ground floor bathroom. Upstairs are three nice size bedrooms and an enclosed, low maintenance garden with rear access complete the outdoor space.

Entrance

Entered via double glazed wooden door to front with etched glass over and double glazed window to the front.

Entrance Hall

Stairs rising up to the first floor with a central carpet runner and art deco contemporary spindles. Character tiled flooring, Vertical column radiator. Under stairs open storage alcove. Doors leading to:

Bathroom 6'6" max x 9'11" max (1.98m max x 3.02m max)

Double glazed obscure window to the rear to provide natural light between bathroom and utility. Four piece bathroom suite. Separate bath with shower mixer and half tiled splash backs. Separate shower with glass sliding doors, plumbed shower and separate shower head attachment and tiled enclosure. WC. Wash hand basin with base vanity and tiled splash backs. Radiator. Tiled flooring. Chrome heated towel rail. Shaver point. Mirrored wooden vanity cupboard. Extractor fan. Spot lights.

Lounge 10'2" x 11' max (3.10m x 3.35m max)

Entered via a hide away pocket door into the lounge from the dining room. Two double glazed windows to the front aspect. Coved ceiling. Radiator. Half exposed chimney breast with an alcove, exposed brick and slate hearth. Bespoke fitted storage cupboard into the alcoves.

Dining Area 13'3" max x 9'9" max (4.04m max x 2.97m max)

Dining area offers a traditional feature fireplace with slate hearth,



tiled sidings and wooden mantle piece. Large book shelves fitted into each alcove with fitted storage cupboards. Radiator. Picture rail. Half wall semi dividing the dining area from the kitchen.

Kitchen 10' x 12' (3.05m x 3.66m)

Double glazed window to the rear aspect and to the side, along with a glazed door leading into the utility. Fitted with wall and base units with work tops over. Five ring 'Neff' wok hob with cooker hood over and tiled splash backs. Integrated 'Neff' double oven and grill. Integrated fridge freezer. Integrated carousel drawers. Integrated slimline 'Neff' dishwasher. One and a half bowl sink and

drainer with mixer tap. Wood laminate flooring. Radiator. Fitted open storage shelf.

Utility 5'2" x 4'11" (1.57m x 1.50m)

Offers double glazed door to the rear garden. Plumbing for washing machine. Space for a condensing tumble dryer. 'Baxi' combination gas boiler. Wash hand basin. Base storage units and fitted shelving. Wood laminate flooring. Double glazed sky light window.

First Floor

Stairs rise up from the entrance hall. Wooden hand rail. Modern art deco spindles.

Landing

Large loft access hatch. Doors leading to:

Bedroom One 12'8" x 9'8" (3.86m x 2.95m)

Two double glazed window to the front. Radiator. Open wardrobes built into the alcoves.

Bedroom Two 12'2" max x 9'11" max (3.71m max x 3.02m max)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 6'7" x 9'2" (2.01m x 2.79m)

Double glazed window to the rear aspect. Radiator.

Outside

Front

Tiled path, stone chippings, low rise brick wall and low rise feather board fence with a wrought iron gate.

Rear

Enclosed rear garden with Astro turf lawn. Raised flower borders with rendered walls. The garden has been landscaped with rendered walls and topped with modern star feather board fencing. Selection of mature shrubs and flower borders. Timber framed storage shed. Outside lights. Outside power points.

