

FOR SALE | Guide Price £385,000 | Hawthorn Road West, Llandaff North, Cardiff CF14 2FL

EXTENDED AND IMPROVED PERIOD MID-TERRACE DWELLING LOCATED ON ONE OF LLANDAFF NORTH'S MOST SOUGHT AFTER ROADS.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to market this beautifully presented mid-terrace dwelling located on Hawthorn Road West, Llandaff North.

The accommodation, which has been extended and improved by the current occupants, briefly comprises entrance hall, living room/dining room, kitchen/breakfast room/sitting room, three bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, enclosed rear garden, which enjoy a sunny aspect and detached garage benefiting from rear lane access.

Hawthorn Road West, situated in the vibrant and sought-after area of Llandaff North, Cardiff, offers an appealing blend of suburban tranquility and city convenience. This location is ideal for families, young professionals, and retirees alike, thanks to its close-knit community atmosphere and excellent amenities. Location and Amenities: Llandaff North is known for its charming residential streets, green spaces, and proximity to the Taff Trail, a popular walking and cycling route that meanders along the River Taff.

Hawthorn Road West benefits from being a short distance from local shops, cafes, and essential services, providing residents with everything they need within easy reach. The nearby Hailey Park is a haven for outdoor enthusiasts, offering expansive green areas, sports facilities, and a children's playground, perfect for leisurely strolls or weekend picnics. Public Transport Links: Hawthorn Road West is exceptionally well-connected to Cardiff city centre and beyond. Llandaff North railway station, just a short walk away, offers regular services to Cardiff Central, making commuting to the city swift and convenient. Additionally, there are frequent bus services running through the area, providing easy access to various parts of Cardiff and its surroundings. For those who prefer to drive, the A470 is nearby, linking residents to the M4 motorway and major road networks.

Families with children will appreciate the proximity to highly regarded schools. Llandaff North offers a selection of excellent primary schools, including Hawthorn Primary School and Gymraeg Melin Gruffydd, both known for their high performance and nurturing environment. For those seeking further education, Whitchurch is home to one of the most respected schools in the region, offering a comprehensive curriculum and a wide range of extracurricular activities.



CROSS INTERNAL AREA
TOTAL 1,269 sq ft
GROUND FLOOR: 605 sq ft, FIRST FLOOR: 427 sq ft, SECOND FLOOR: 177 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ALL VALUES MAY VARY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.