

Hazel Place

FAIRWATER, CARDIFF, CF5 3PR

GUIDE PRICE £245,000

**Hern &
Crabtree**



Hazel Place

A beautifully presented three-bedroom semi-detached home, ideally positioned along this peaceful row of properties in Hazel Place, Fairwater, enjoying a pleasant green outlook to the front.

Presented to a high standard throughout and ready for the next occupier to move straight in, the property offers well-proportioned and contemporary living accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, a spacious open-plan lounge and dining area, with elegant French doors opening directly onto the rear garden, together with a modern fitted kitchen.

To the first floor are three generously sized bedrooms and a recently fitted, stylish family bathroom.

Externally, the property benefits from an attractive green outlook to the front and a beautifully landscaped rear garden. The garden features a porcelain-paved patio area, providing the perfect setting for outdoor dining and entertaining, complemented by a lawn area.

A rear gate provides convenient access to the parking area, where the property further benefits from a single garage.

Hazel Place is located just off Poplar Road and is within close proximity to Fairwater Green that offers an array of shops, café and local amenities. There are also good public transport links to and from Cardiff City Centre. Sure to be popular, book early!



Approx 989.00 sq ft

Entrance

Entered via a pvc door into the entrance hall.

Hallway

Welcoming space with ample room for coats and shoes, plus a generous storage cupboard.

Lounge/Dining Room

Bright and airy open-plan space. The lounge has a double glazed window to the front aspect and the dining area has patio doors that open onto the rear garden. Radiators.

Kitchen

Double glazed window to the rear. The kitchen is fitted with wall and base units and worksurfaces. Integrated appliances.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

Double glazed window to the front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to the rear. Radiator.

Bathroom

Well-appointed bathroom with modern fixtures and fittings.

OUTSIDE

Front

Rear

Raised lawn area complemented by Porcelain patio area that extends from the dining area and paving down to the rear gate.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and

images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

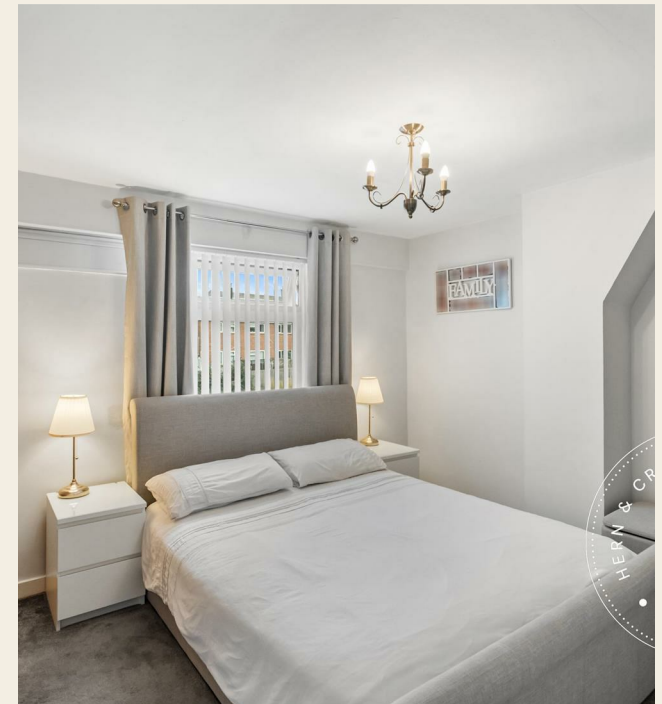
Additional Information

We have been advised by the vendor that the property is Freehold.

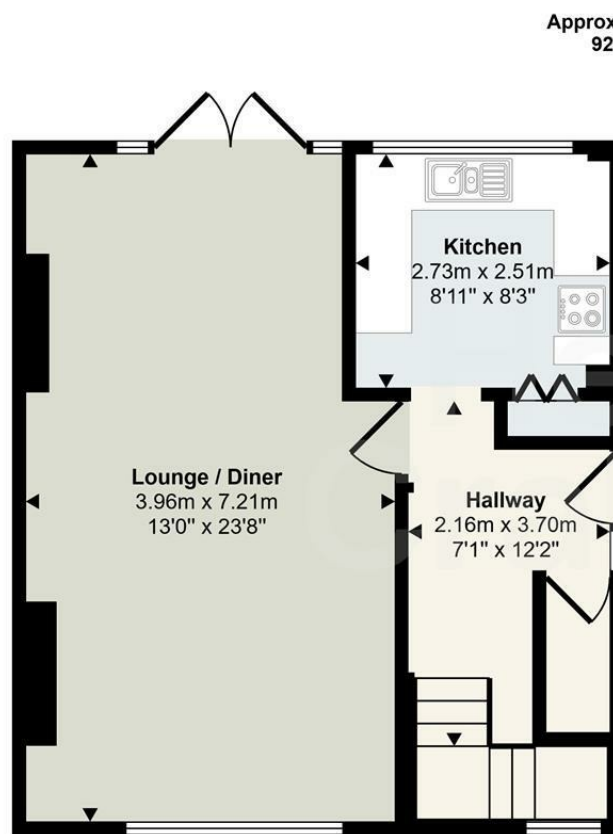
Epc - D

Council Tax - D

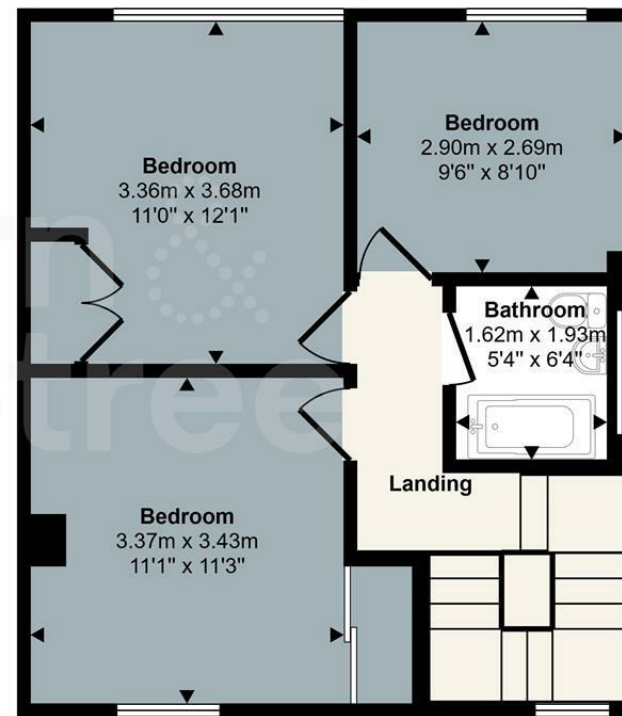
Council Tax Band: D







Ground Floor
Approx 45 sq m / 485 sq ft



First Floor
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



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