



£275,000 Freehold

Huntsmead Close | Cardiff | CF14 9HY

Hern &
Crabtree

This fantastic two bedroom mid terrace home is well located in a quiet cul-de-sac in the sought after area of Thornhill. Close to amenities and schools this property would make a brilliant first time buy, downsize or investment. Thornhill park and Cefn Onn park are nearby, perfect for walks and there is a variety restaurants within walking distance too.

The well presented accommodation has been fully refurbished and briefly comprises an entrance way into a lovely open plan kitchen diner and living room that further leads to a conservatory and access to the rear garden. To the first floor there are two bedrooms and a bathroom. The property further benefits from an enclosed rear garden and an off street parking hardstand to the front of the property for two vehicles. Viewings of this great property are a must and can be arranged via our heath branch.



Entrance Hall

Entered via a wooden double glazed door to the front into an open hallway with fitted floor mat, built-in cupboard, radiator.

Kitchen Diner / Lounge 15'8 max x 21'2 max

Open plan kitchen diner / lounge with stairs offset to one side to the first floor. Kitchen with wall and base units with wood work tops over, ceramic Belfast sink with mixer tap. Integrated full length 'Bosch' dishwasher. Space for cooker, integrated base fridge with freezer compartment. Integrated washer dryer, two radiators, wood laminate flooring. Wood french doors

to the conservatory. Under stair cupboard.

Conservatory 14'1 x 9'2

Timber frame double glazed conservatory with PVC obscure roof. French doors to the rear garden. Vinyl flooring. Radiator and power.

First Floor

Stairs rise up from the kitchen diner with wooden hand rail and spindles.

Landing

Loft access hatch, doors to:

Bedroom One 15'7 max x 12'0

Two double glazed wood windows to the front, radiator. Built-in wardrobe. Recess for further wardrobe.

Bedroom Two 9'0 x 9'8

Double glazed wood window to the rear, radiator, recess for wardrobe.

Bathroom 6'3 x 6'2

Double glazed window to the rear, bath with plumbed shower and glass screen. WC, wash basin, radiator.

External

Front

Off street parking hardstand.

Rear Garden

Enclosed rear garden with sandstone patio. Landscaped with raised railway sleeper borders and hedge.

Additional Information

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

EPC - C

Council Tax Band - E

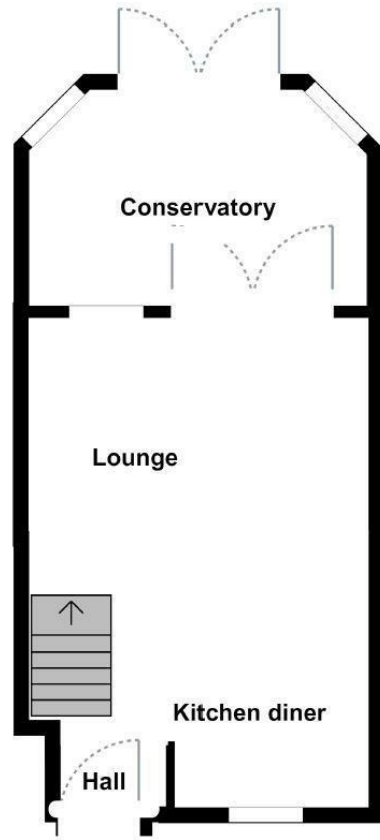
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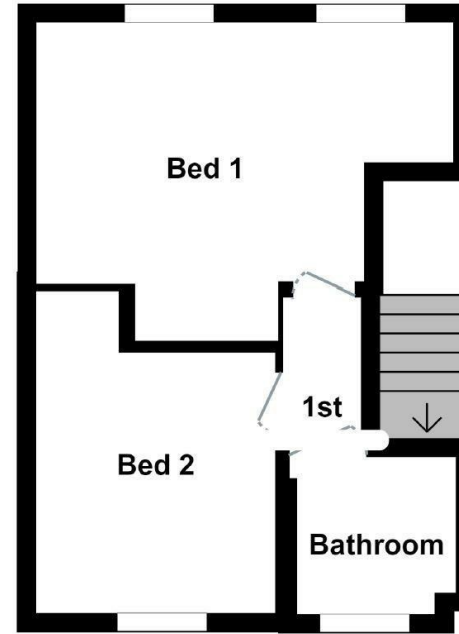
you confirm that you have read and understood the above information.





For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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