

# Woodlawn Way

THORNHILL, CARDIFF, CF14 9EB

GUIDE PRICE £230,000

**Hern &  
Crabtree**



# Woodlawn Way

Located within the popular Thornhill district of North Cardiff, 74 Woodlawn Way offers a well-presented two bedroom mid-link home with the added benefit of a conservatory and allocated parking. Ideal for first-time buyers, downsizers or investors, the property sits within a peaceful residential cul-de-sac, surrounded by well-maintained gardens and excellent local amenities.

Upon entering, the hallway leads into a bright lounge, with direct access to the conservatory and rear garden, creating an inviting living and entertaining space. The separate kitchen sits to the front, fitted with a range of storage units, integrated oven, gas hob, and space for appliances. Upstairs, there are two bedrooms, the principal bedroom benefitting from fitted wardrobes, along with a family bathroom fitted with bath, shower over, wash basin and WC.

Outside, the rear garden is enclosed with timber fencing and includes a patio area and lawn. To the front, there is further lawned garden with mature shrubs and flower borders, while allocated parking sits conveniently to the side of the property. There is potential to extend the driveway into the front garden if additional parking is required.

Woodlawn Way enjoys a desirable position in Thornhill, a sought-after area known for its family-friendly environment, excellent schools, nearby supermarkets, medical centres, and access to Llanishen village. Commuters benefit from excellent public transport links including Thornhill railway station, regular bus services, and easy access to the A470 and M4 motorway, making this a highly convenient location for Cardiff city centre and beyond.



# 597.00 sq ft

## Front Garden and Parking

The front garden features a lawn with mature shrubs and flower borders, a storm porch and pathway to the front door. Off-street parking is allocated to the side of the property with potential to create further parking where the lawn currently sits.

## Entrance Hall

Entered via a double glazed PVC front door into a small hallway with openings to both the lounge and the kitchen.

## Kitchen

Situated to the front of the property, the kitchen includes a double glazed front window, a range of wall and base units with worktops over, a four-ring gas hob, integrated oven, space for fridge and freezer, stainless steel single bowl sink and drainer, plumbing for a washing machine, and a combination boiler concealed within a cupboard.

## Lounge

The lounge features a double glazed sliding patio door opening to the conservatory, radiator, stairs rising to the first floor, laminate flooring and an additional radiator.

## Conservatory

Double glazed PVC conservatory with double glazed French doors leading to the rear garden and double glazed windows to both sides.

## Landing

Stairs rise from the lounge to the landing which offers loft access hatch and built-in cupboard.

## Bedroom One

Double glazed window to the rear, radiator and mirrored fitted wardrobe.

## Bedroom Two

Double glazed window to the front and radiator.

## Bathroom

Double glazed obscure window to the front, WC, wash basin, bath with shower over, part tiled walls, laminate flooring and radiator.

## Rear Garden

Enclosed garden with timber fencing, a small patio area and lawn.

## Additional Information

Freehold. Council Tax Band D (Cardiff) EPC rating TBC.

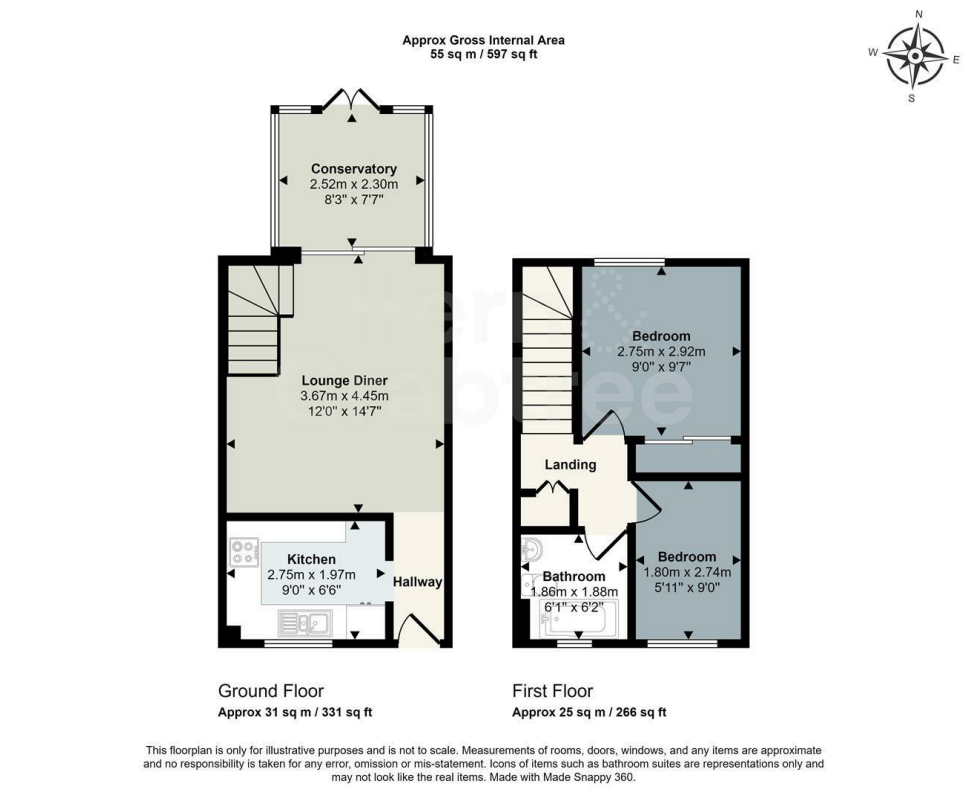
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|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                      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



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