



33 Hazel Place, Cardiff

Cardiff

£240,000

fortis



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Cardiff, Cardiff

Charming 3-bed semi-detached house in peaceful cul-de-sac. Ideal for families. Concreted patio, lawn garden, garage, and storage space. Convenient side and rear access, residents parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Well Proportioned Bedrooms
- Two Spacious Reception Rooms
- Great Potential for First Time Buyers
- Quiet Cul-De-Sac
- Garage & Outhouses



Entrance Hall

Enter through a uPVC door with a side panel, both featuring upper-half obscured glass, into a welcoming tiled hallway. The space is complete with a pendant light and a radiator, offering both style and comfort. Carpeted stairs lead to the first floor, with access doors to:

Guest WC

A tiled WC featuring a low-level WC and a hand wash basin for practicality. The space is complete with a pendant light and a high-level double-glazed window with obscured glass, providing natural light and privacy.

Living Room

A spacious and inviting carpeted room, perfect for relaxation. Full glass French doors lead directly into the garden, allowing natural light to fill the space. The room is complete with an electric fireplace, power sockets, a pendant light and a radiator for added comfort.

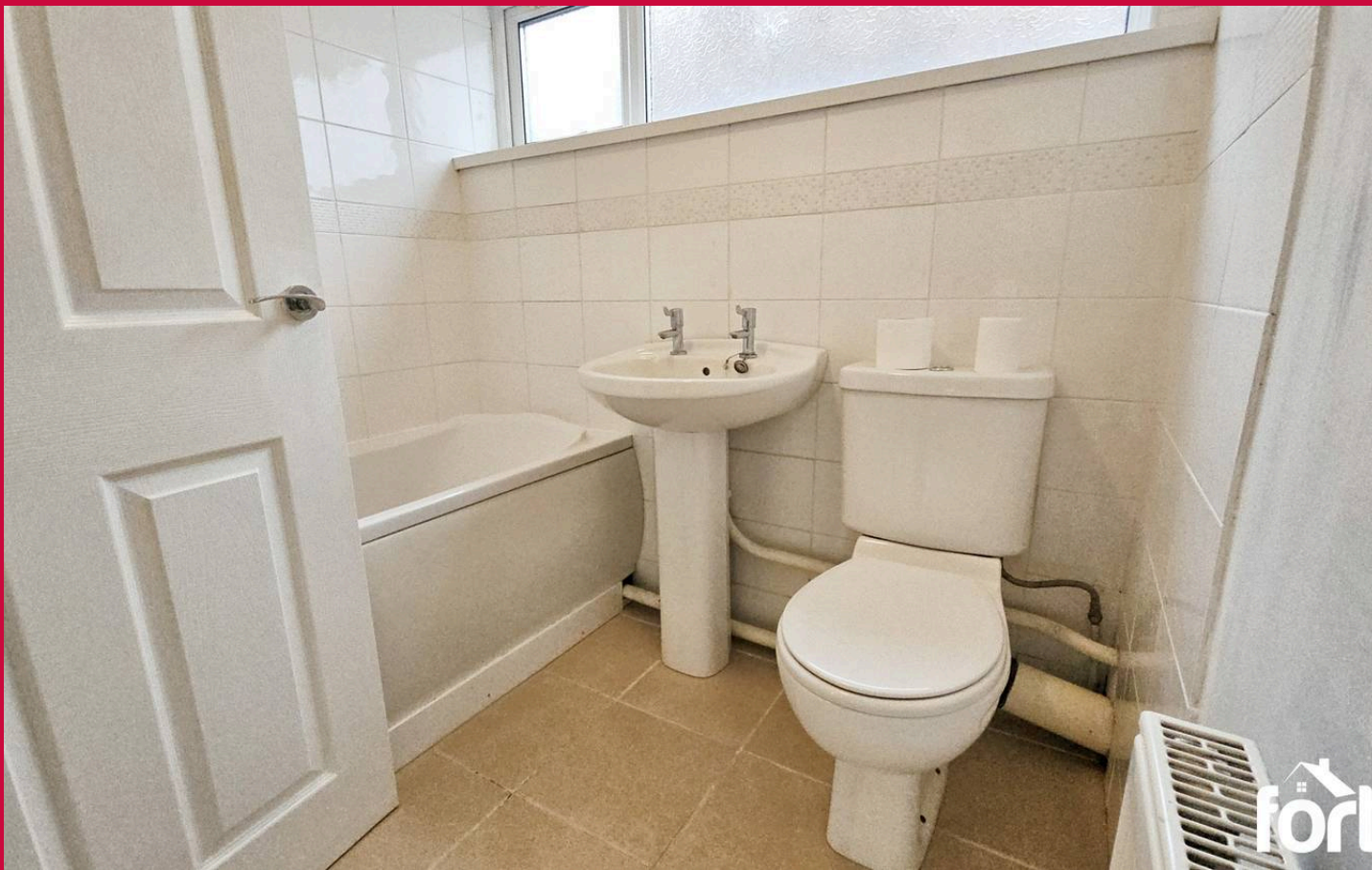
Dining Room

A spacious and light-filled dining room featuring stunning floor-to-ceiling windows that offer beautiful views of the front lawn. An electric fireplace adds warmth and charm, while power sockets, a pendant light and radiator complete the room, creating a comfortable and welcoming space for dining and entertaining.

Kitchen

A well-appointed kitchen featuring a mix of base and wall cabinets with a laminate work surface and a classic white tiled splashback. The space is equipped with an electric oven and a four-ring gas hob, along with designated space for a fridge/freezer and an additional appliance. A stainless steel sink with a drainer and mixer tap adds practicality, while the tiled flooring enhances durability and style. The room is complete with a pendant light, power sockets, and a large double-glazed window that offers lovely views of the garden.





First Floor Landing

Carpeted stairs lead to a bright and airy landing, illuminated by a tall window on the staircase that floods the area with natural light. The landing features a pendant light, a power socket, and a loft hatch for additional storage access. Provides access to:

Bedroom One

A spacious double bedroom featuring a large window to the rear, offering views of the garden. The room is carpeted for comfort and includes a storage cupboard for added convenience. Additional features include a radiator, pendant light, and power socket, making it both practical and inviting.

Bedroom Two

A spacious double bedroom with a large window to the front, providing ample natural light. The room is carpeted for comfort and includes a storage cupboard for practical organization, a radiator, a pendant light, and power socket, combining functionality with comfort.

Bedroom Three

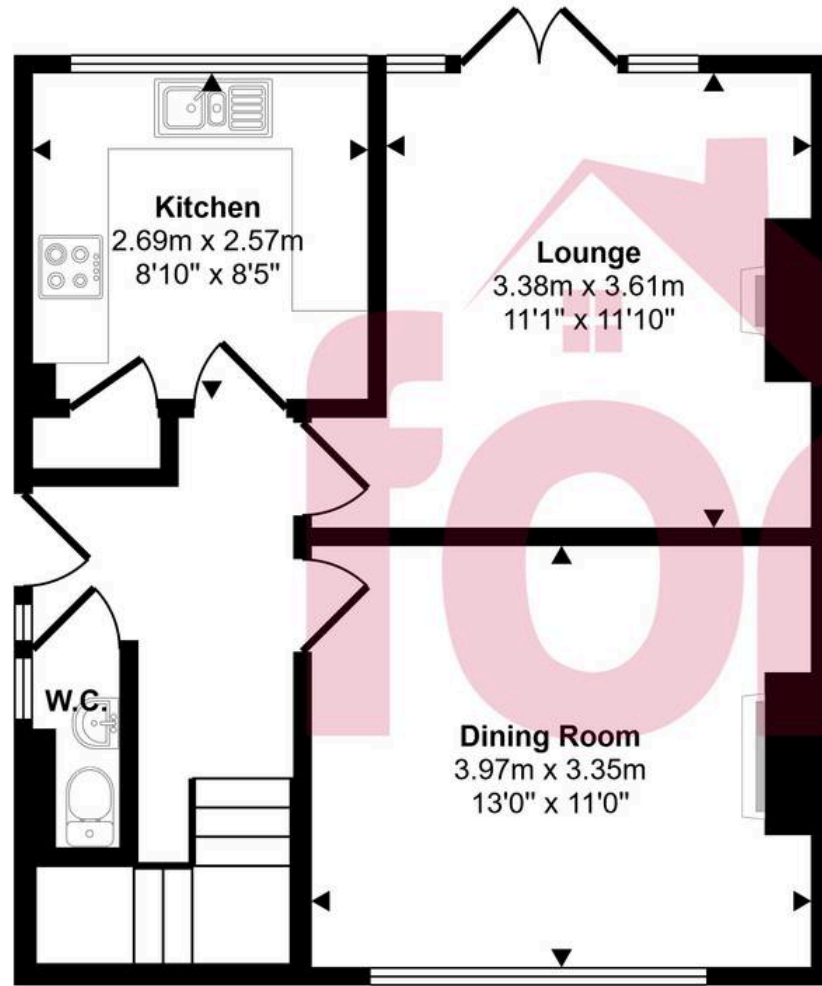
A spacious single bedroom, fully carpeted for comfort. The room features a storage cupboard for added practicality, a pendant light, and a radiator. A window to the rear provides pleasant views and natural light, while a power socket ensures convenience.

Bathroom

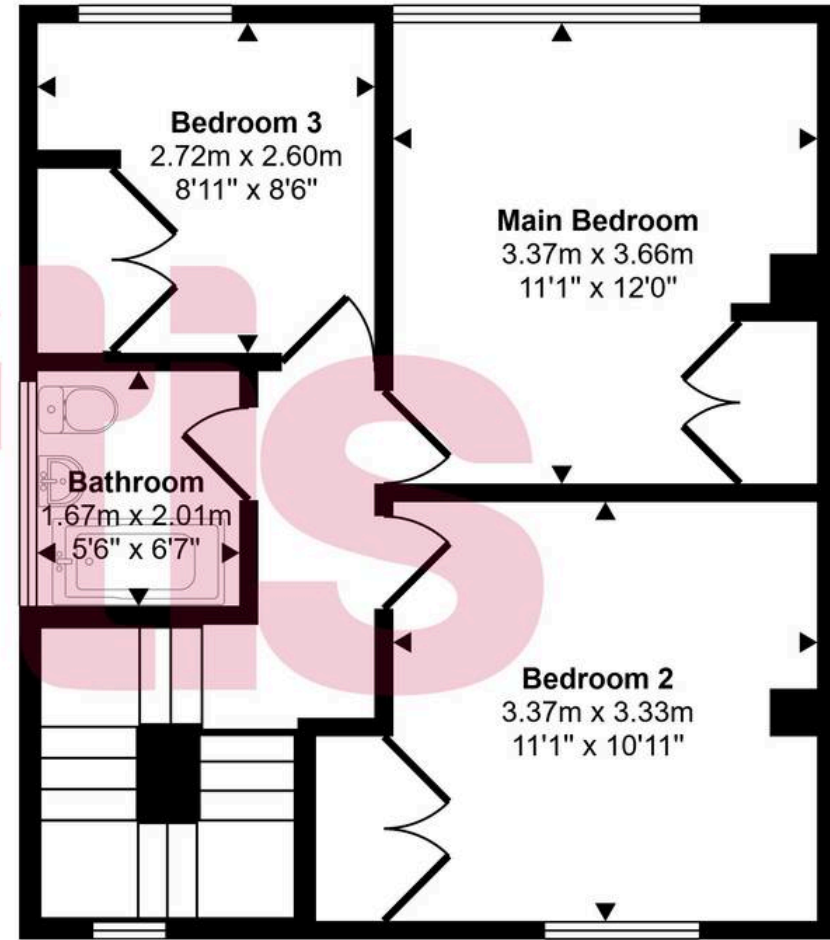
A well-designed bathroom featuring a classic three-piece suite. This includes a bathtub, a low-level WC, and a pedestal hand wash basin with hot and cold taps. The space is finished with a tiled floor and partially tiled walls for easy maintenance. Additional features include a bathroom light, a radiator, and a high-level letterbox window with obscured glass, providing natural light while ensuring privacy.



Approx Gross Internal Area
89 sq m / 959 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 45 sq m / 482 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.

GARDEN

Step out from the living room's patio doors onto a concreted patio, perfect for outdoor relaxation and entertaining. The garden is laid to lawn, offering a green and spacious area. There is side access from the front door and rear access to parking for added convenience. The garden also features a garage and additional outhouses, providing ample storage space and further functionality.

GARAGE

Single Garage

ON STREET

Residents parking to the rear of the property.

