



**The Hawthorns, Pentwyn Cardiff CF23 7AS**

**welcome to**

## **The Hawthorns, Pentwyn Cardiff**

An end of terrace THREE BEDROOM family home, set in the popular location of PENTWYN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Porch**

Access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising low level WC, wash hand basin and double glazed window to side aspect.

#### **Lounge**

14' 11" x 14' 1" ( 4.55m x 4.29m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Kitchen**

14' Max x 12' 5" Max ( 4.27m Max x 3.78m Max )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and washing machine, stairs rising to first floor and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

14' 11" x 9' 6" ( 4.55m x 2.90m )

Two double glazed windows to rear aspect.

#### **Bedroom Two**

8' 9" x 8' 4" ( 2.67m x 2.54m )

Double glazed window to front aspect.

#### **Bedroom Three**

11' 2" x 5' 11" ( 3.40m x 1.80m )

Double glazed window to front aspect.

#### **Bathroom**

Fitted with a three piece suite comprising bath, low level WC and wash hand basin.

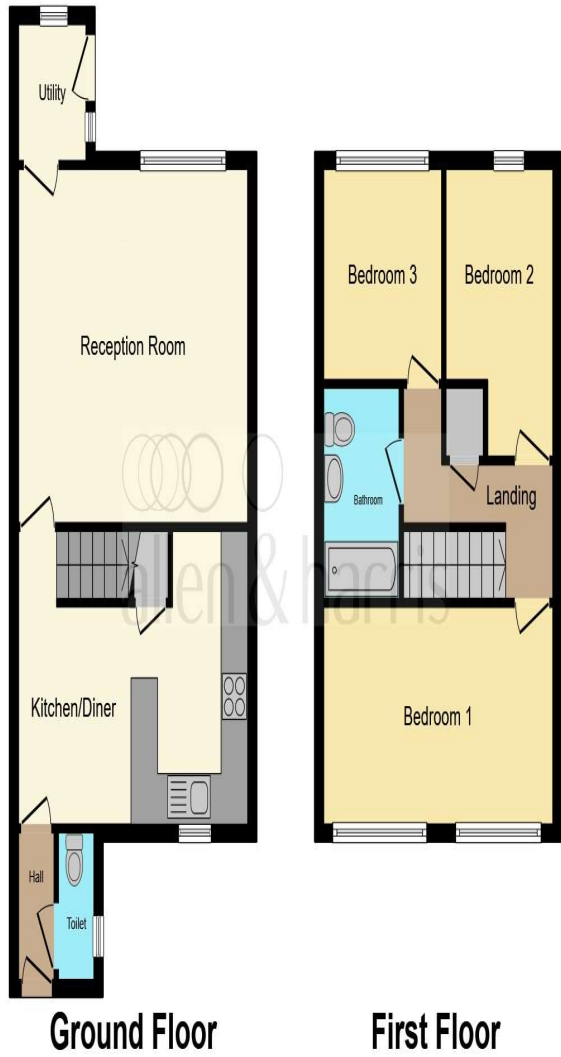
### **Outside**

#### **Garden**

Gated side access, with patio area, decking and area laid to lawn and gated to front.

#### **Parking**

Driveway providing off street parking for one car.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**The Hawthorns,**  
**Pentwyn Cardiff**

- Council Tax Band - C
- End Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen and Downstairs WC

Tenure: Freehold EPC Rating: C

offers in excess of

**£230,000**



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