

The Hawthorns, Pentwyn Cardiff CF23 7AP

welcome to

The Hawthorns, Pentwyn Cardiff

A THREE BEDROOM MID TERRACED 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 a double glazed front door into:

Lounge

15' x 14' 8" (4.57m x 4.47m)

Double glazed window to front aspect, radiator and laminate flooring.

Kitchen/ Diner

14' 11" x 13' (4.55m x 3.96m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and dishwasher, tiled flooring in kitchen area, laminate flooring in dining area, double glazed window to rear aspect and double glazed French door providing access to rear.

First Floor

Landing

Stairs rising to loft area and doors providing access to:

Bedroom One

15' x 9' 7" (4.57m x 2.92m)

Two double glazed windows to rear aspect, laminate flooring, radiator and wall mounted combi boiler.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

Double glazed window to front aspect and radiator.

Bedroom Three

9' 8" x 5' 11" (2.95m x 1.80m)

Double glazed window to front aspect and radiator.

Wet Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, tiled walls, extractor, LED mirror and vinyl flooring.

Second Floor

Loft Area

15' x 13' 7" (4.57m x 4.14m)

Double glazed skylight to front aspect, spotlights, storage in eaves and fitted cupboard.

Outside

Front Garden

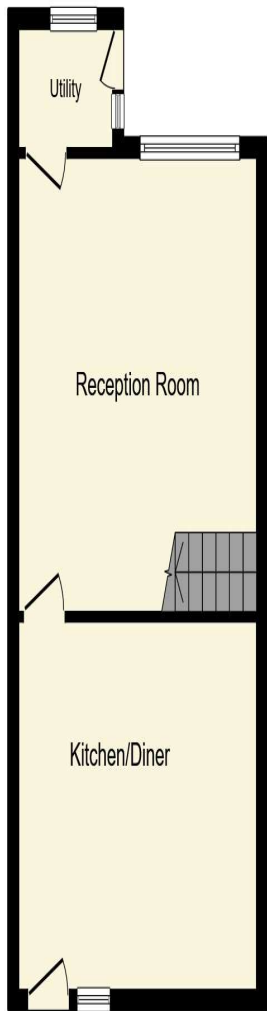
Area laid to lawn.

Rear Garden

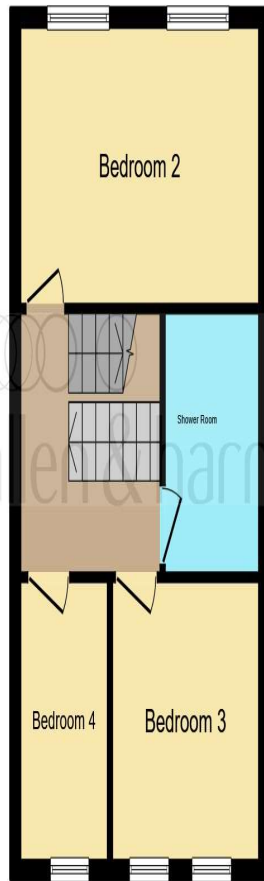
Gated concreted courtyard (Could be used for off street parking)

Detached Outbuilding

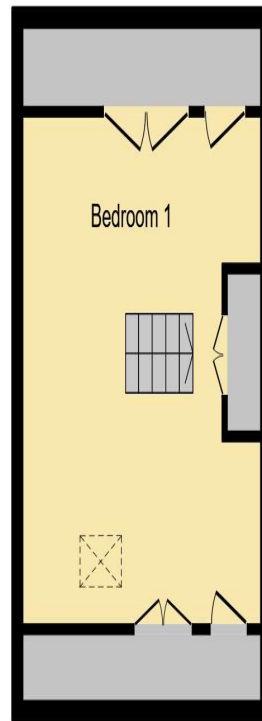
Double glazed door and electricity.



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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The Hawthorns, Pentwyn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen/ Diner
- First Floor Wet Room
- Loft Area
- Front and Rear Gardens
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£210,000



view this property online allenandharris.co.uk/Property/ROA113462



Property Ref:
ROA113462 - 0009

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