



The Hawthorns, Pentwyn Cardiff CF23 7AT

welcome to

The Hawthorns, Pentwyn Cardiff

A MID TERRACED 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. Viewing Recommended

Ground Floor

Entrance

Double glazed front door into:

Porch

Laminate flooring, meter cupboard and access to:

Lounge

14' 11" Max x 14' 2" Max (4.55m Max x 4.32m Max)
Double glazed window to front aspect, laminate flooring, upright radiator, spotlights and access to:

Kitchen Area/ Dining Area

14' 10" Max x 13' 1" Max (4.52m Max x 3.99m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, understairs pantry, Island bar, stairs rising to first floor, radiator, spotlights, laminate flooring in dining area, stone tiled flooring in kitchen with matching splashback, double glazed window to front aspect and double glazed door providing access to rear garden.

First Floor

Landing

Built in airing cupboard, recently re-carpeted stairs and landing and doors providing access to:

Bedroom One

14' 11" x 9' 6" (4.55m x 2.90m)
Two double glazed windows to rear aspect, radiator, spotlights and the vendors have advised that the freestanding wardrobes will be included in the sale of the property.

Bedroom Two

8' 8" x 8' 6" (2.64m x 2.59m)
Double glazed window to front aspect and radiator.

Bedroom Three

11' 2" Max x 6' Max (3.40m Max x 1.83m Max)
Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, spotlights, light tunnel, partially tiled walls, heated towel rail, extractor fan, stone tiled flooring and matching bath panel.

Outside

Front Garden

Gated access, mainly laid to lawn with path leading to front entrance.

Rear Garden

Area laid to lawn, decking area, hardstand housing wooden shed, outside tap and gated rear access.



Ground Floor

First 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 Area and Dining Area
- First Floor Bathroom
- Front and Rear Gardens
- Popular Location

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



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Property Ref:
ROA113686 - 0004

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