



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

**welcome to**

## **The Hawthorns, Pentwyn Cardiff**

A well presented END 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.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Porch**

Double glazed window to front aspect, meter cupboard and access to:

#### **Lounge**

14' 11" x 14' 2" ( 4.55m x 4.32m )

Double glazed window to front aspect, radiator and access to:

#### **Kitchen Area/ Dining Area**

14' 11" Max x 13' 1" Max ( 4.55m 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, spaces for washing machine and fridge/freezer, radiator, lvt flooring, stairs rising to first floor, wall mounted combi boiler, double glazed window to rear aspect and double glazed door providing access to rear.

### **First Floor**

#### **Landing**

Loft hatch, radiator, built in airing cupboard and doors providing access to:

#### **Bedroom One**

14' 11" x 9' 7" ( 4.55m x 2.92m )

Two double glazed windows to rear aspect and radiator.

#### **Bedroom Two**

8' 9" Max x 8' 8" Max ( 2.67m Max x 2.64m Max )

Double glazed window to front aspect, radiator and fitted wardrobe with sliding doors.

#### **Bedroom Three**

11' 4" Max x 5' 11" Max ( 3.45m Max x 1.80m Max )

Double glazed window to front aspect and radiator.

#### **Bathroom**

Fitted with a four piece suite comprising separate bath, shower cubicle, wall hung wash hand basin inset to vanity unit, WC, heated towel rail, laminate tile flooring, spotlights and double glazed window to side aspect.

### **Outside**

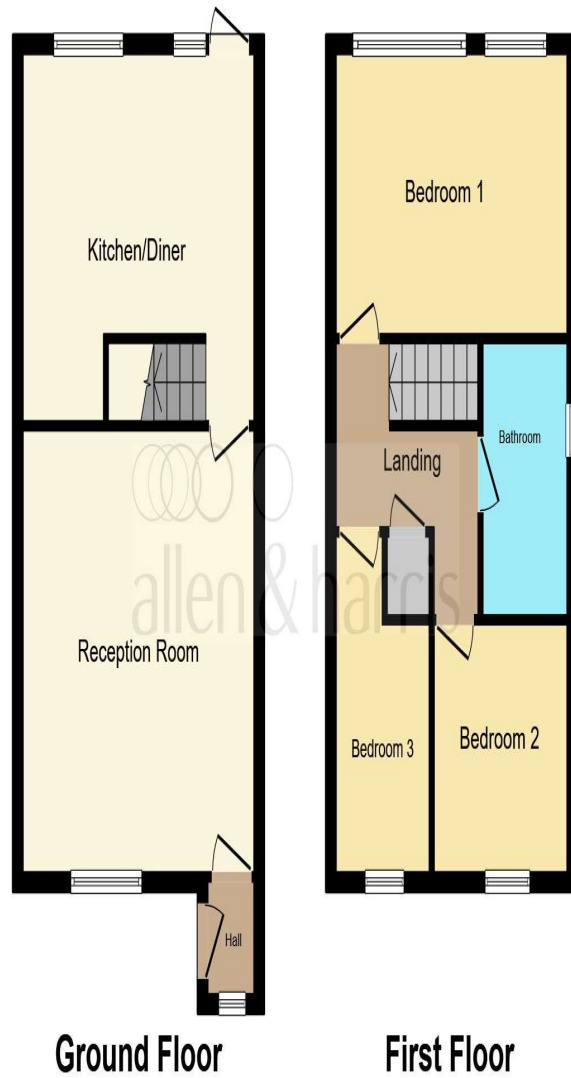
#### **Front Garden**

Area laid to lawn with steps leading up the the front entrance.

#### **Rear Garden**

Enclosed, mainly paved with gated access to rear.





**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.



**welcome to**

**The Hawthorns,  
Pentwyn Cardiff**

- End Terraced Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom
- Front and Rear Gardens
- Popular Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£220,000**



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Property Ref:  
ROA114243 - 0002

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