



The Hawthorns, Pentwyn Cardiff CF23 7AN

welcome to

The Hawthorns, Pentwyn Cardiff

Move straight into this lovely home which is offered with no chain! This lovely property not only has the benefit of three good size bedrooms but also a lovely living area, off road parking and gardens.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

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

Lounge

15' x 14' 2" (4.57m x 4.32m)

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

Kitchen

15' x 12' 8" (4.57m x 3.86m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, spaces for washing machine and fridge/freezer, radiator, laminate flooring, double glazed window to rear aspect and double glazed door providing access to rear.

First Floor

Landing

Built in airing cupboard housing combi boiler and doors providing access to:

Bedroom One

15' 1" x 9' 8" (4.60m x 2.95m)

Two double glazed window to rear aspect and radiator.

Bedroom Two

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed window to front aspect and radiator.

Bedroom Three

11' 3" Max x 6' Max (3.43m 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, WC, wash hand basin, radiator and partially tiled walls.

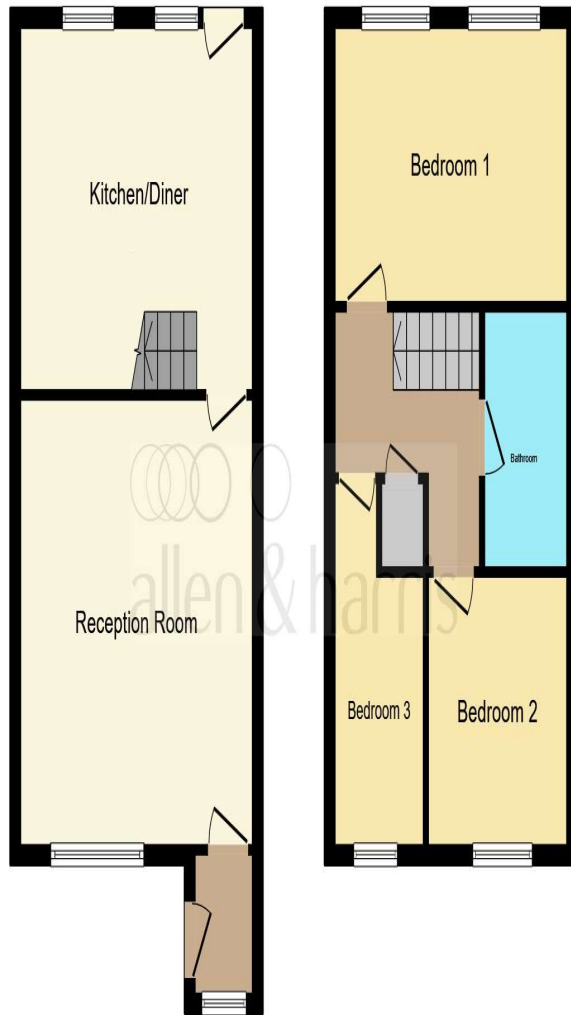
Outside

Front Garden

Area laid to lawn with footpath.

Rear

Driveway providing off street parking.



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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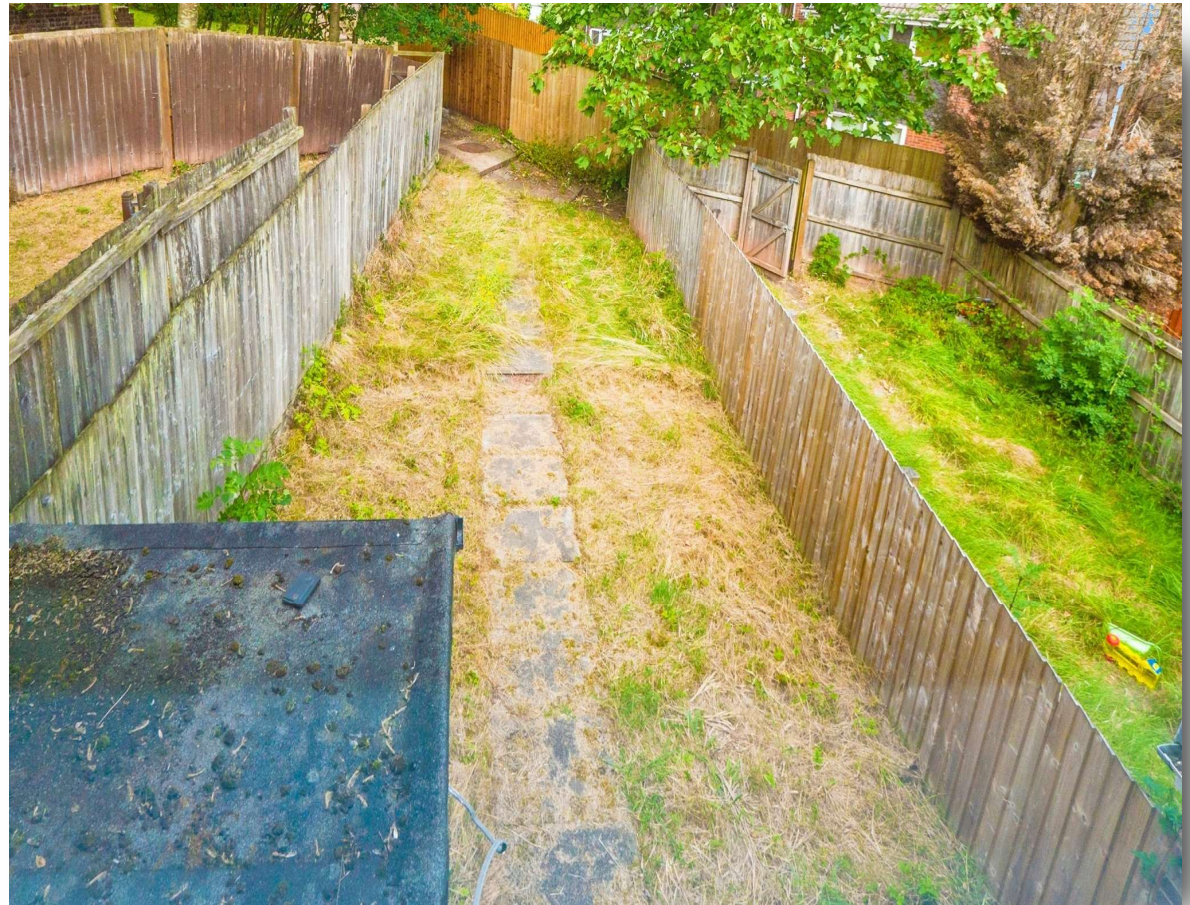
- Lovely Home with No Chain!
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom
- Front Garden
- Driveway Providing Off Street Parking to Rear
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA114211



Property Ref:
ROA114211 - 0002

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