



Willows House The Hawthorns, Cardiff CF23 7AP

welcome to

Willows House The Hawthorns, Cardiff

A truly unique property boasting 3 double bedrooms, 3 bathrooms, open plan kitchen/dining, study as well as a separate reception room. Double driveway and integral garage providing ample parking and EV charger included! A must see property! Viewings Highly Recommended!

Ground Floor

Entrance

Double glazed composite front door into:

Hallway

Stairs rising to first floor, built in understairs storage cupboard and access to:

Study

7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed window to front aspect, single light fitting and radiator (could be used as bedroom 4)

Wet Room

Fitted with a three piece suite comprising walk in wet room style shower, WC, wash hand basin, spotlights, extractor fan, tiled flooring and gas central heated towel rail.

First Floor

Landing

Double glazed window to front aspect with stunning panoramic views, radiator providing access to:

Kitchen/Dining Area

21' 5" x 15' 4" (6.53m x 4.67m)

Fitted modern high gloss kitchen with sink unit, 'Range' style gas cooker, spaces for washing machine and American style fridge/freezer, integrated dishwasher, freestanding island with wine fridge and bar seating area, radiator, spotlights, tiled flooring, double glazed windows to front and side aspect and double glazed bifolds to side providing access to the garden.

Lounge

13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed windows to side and rear aspect, single light fitting, carpeted floor and radiator.

Bedroom Three

17' 7" x 6' 10" (5.36m x 2.08m)

Double glazed windows to front and rear aspect, single light fitting, carpeted floor and radiator.

Second Floor

Landing

Stairs to second floor with double glazed obscured window and double glazed skylight to rear aspect with radiator and doors to access:

Bedroom One

18' 10" Max x 16' Max (5.74m Max x 4.88m Max)

Double glazed apex dormer to front aspect, two double glazed skylights to rear aspect, radiator, spotlights and access to:

En-Suite

Double glazed apex dormer to front aspect: Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, extractor fan, tiled flooring and heated towel rail.

Bedroom Two

17' 6" Max x 15' 4" Max (5.33m Max x 4.67m Max)

Double glazed apex dormer to front aspect, two double glazed skylights to rear aspect, radiator, spotlights and access to:

En-Suite

Double glazed apex dormer to front aspect: Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, extractor fan, tiled flooring and heated towel rail.

Outside

Front

Double driveway providing off street parking and EV charger.

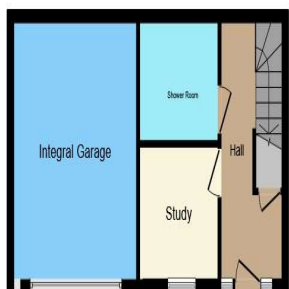
Rear Garden

Situated on the first floor with steps rising from the ground floor to a wrap around patio area and a lawn to the side.

Integrated Garage

17' x 9' 10" (5.18m x 3.00m)

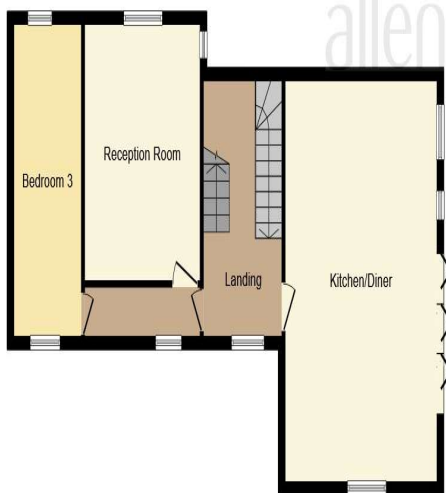
Remote controlled electric roller door and single light fitting.



Ground Floor



Second 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
Willows House The Hawthorns,
Cardiff

- 3 Double Bedrooms
- 2 En-Suites
- Open Plan Kitchen/Dining
- Separate Lounge
- Study
- Double Driveway with EV Charger
- Integral Garage
- Detached

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£450,000



view this property online allenandharris.co.uk/Property/ROA114332



Property Ref:
ROA114332 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk