



The Hawthorns, Pentwyn Cardiff CF23 7AP

welcome to

The Hawthorns, Pentwyn Cardiff

A MID LINK TWO BEDROOM WITH LOFT SPACE, 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

Via a double glazed front door into:

Porch

Double glazed window to front aspect, wall mounted combi boiler and access to:

Lounge

14' 11" x 14' 5" (4.55m x 4.39m)

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

Kitchen Area/ Dining Area

14' 11" x 13' 1" (4.55m x 3.99m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for Range cooker, washing machine and fridge/freezer, radiator, laminate flooring, stairs rising to first floor, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Built in storage cupboard, spiral staircase with door providing access to loft space and doors providing access to:

Bedroom One

15' 6" Max x 14' 11" Max (4.72m Max x 4.55m Max)

L Shaped Room - Two double glazed windows to rear aspect and two radiators.

Bedroom Two

10' 1" Max x 9' Max (3.07m Max x 2.74m Max)

Double glazed to front aspect, radiator and exposed floorboards.

Shower Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, vinyl flooring, tiled walls, spotlights, radiator and double glazed window to front aspect.

Second Floor

Loft Space

15' 8" x 15' (4.78m x 4.57m)

Double glazed Velux window to front aspect, laminate flooring and spotlights.

Outside

Front Garden

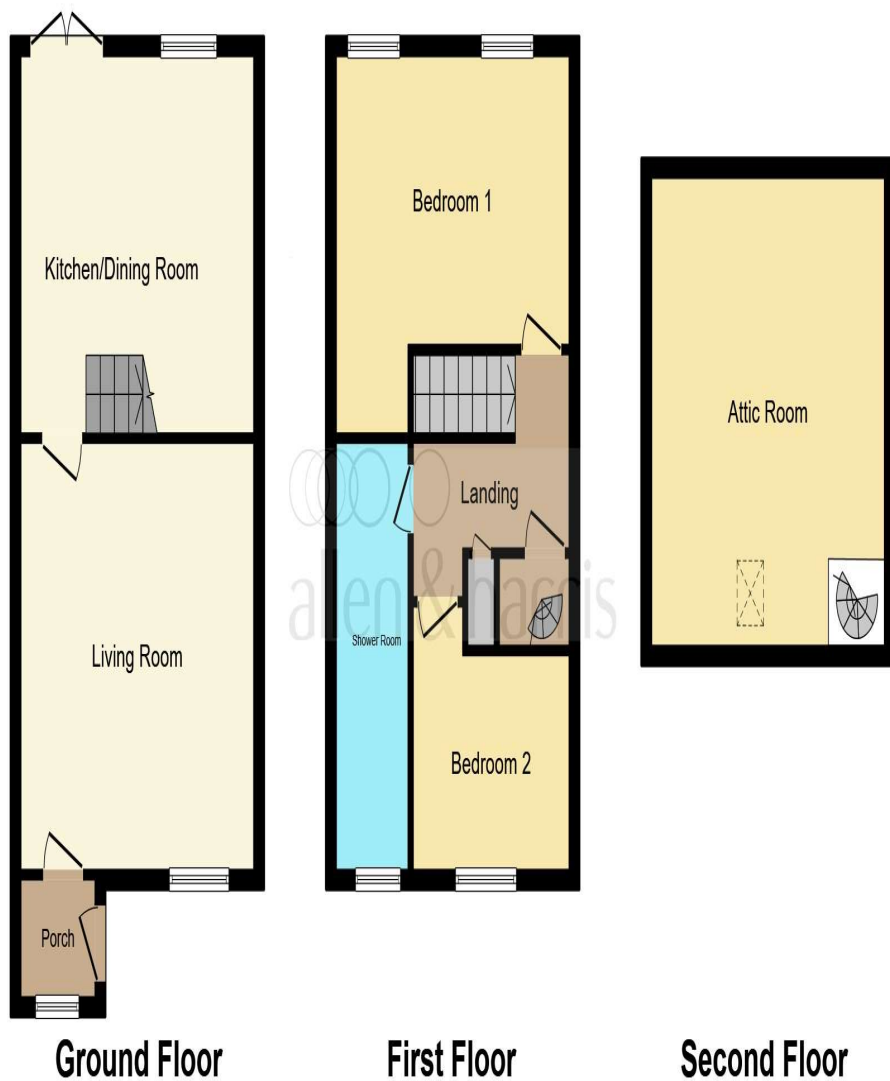
Mainly laid to lawn with footpath leading to front entrance.

Rear Garden

Patio area, decking area, outside socket, outside tap, brick built shed and gates which can be used for off street parking.

Leasehold Information

We are waiting for the vendor to provide the information.



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 Link Home
- Two Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- Shower Room

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000



view this property online allenandharris.co.uk/Property/ROA114091



Property Ref:
ROA114091 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk