



The Hawthorns, Pentwyn Cardiff CF23 7AP

welcome to

The Hawthorns, Pentwyn Cardiff

An ideal starter home located in this great location close to schools, bus routes and great links to the A48/M4. This lovely home offers spacious accommodation and deserves internal inspection. The property will be Freehold upon completion.

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

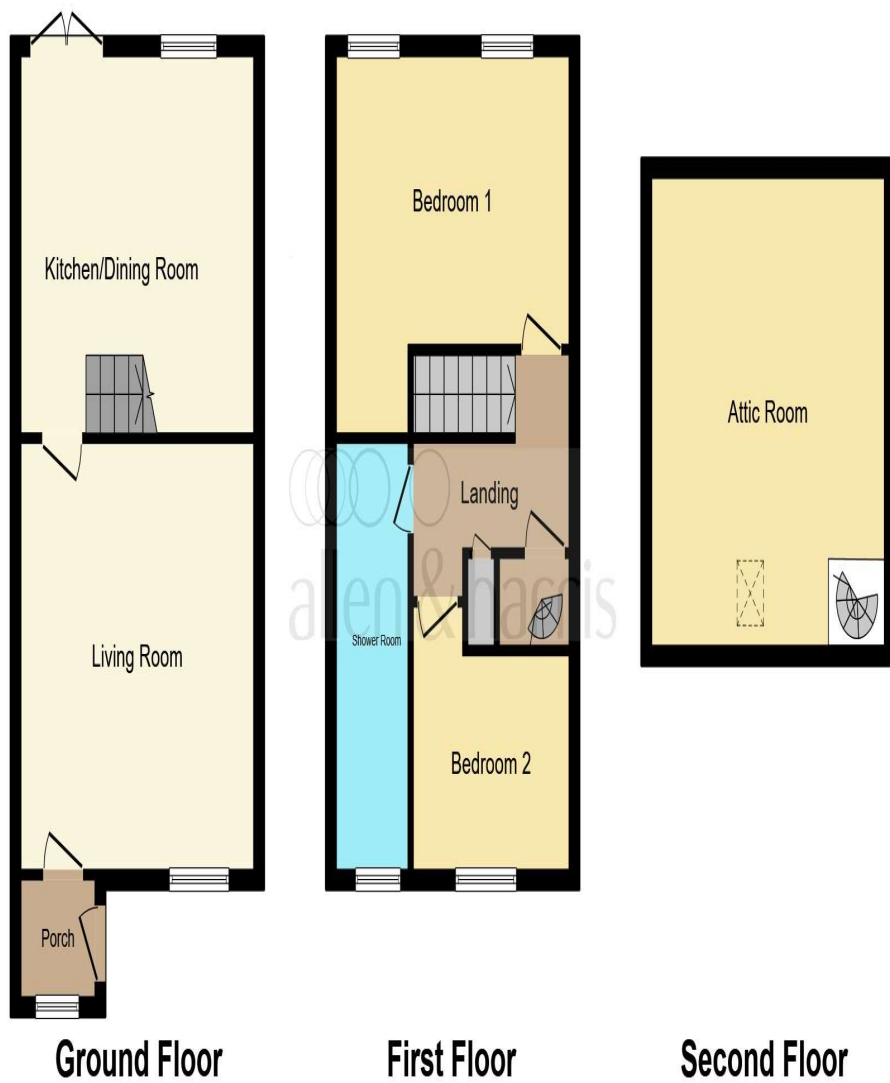
Mainly laid to lawn with footpath leading to front entrance.

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

The vendor has advised that the property will be Freehold upon completion.



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

- Mid Link Home
- Two Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- Shower Room
- Loft Space
- Front and Rear Gardens
- Popular Location

Tenure: The vendor has advised the property will be Freehold on completion

EPC Rating: C

Council Tax Band: C

offers in excess of

£200,000



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



Property Ref:
ROA114091 - 0003

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