



Hawthorn Crescent, Pontypridd CF37 5BA

welcome to Hawthorn Crescent, Pontypridd

- Semi-Detached House In The Popular 'Hawthorn Crescent'
- Modern Kitchen With Some Fitted Appliances, Separate Utility Room
- Generous Reception Room With Pleasant Views Over The Rear Garden
- Three Well-Proportioned Bedrooms
- Stylish First Floor Shower Room

Tenure: Freehold EPC Rating: D

offers over
£245,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

The Perfect Family Home, A Stunning Semi-Detached House In A Popular Location, With Easy Access To Local Shops, Parks, Schools And A Range Of Transport Links!



Entrance Hall

Reception Room

22' widest x 12' 1" widest (6.71m widest x 3.68m widest)

Utility Room

10' 1" widest x 7' widest (3.07m widest x 2.13m widest)

Kitchen

13' widest x 5' 1" widest (3.96m widest x 1.55m widest)

First Floor Landing

Bedroom One

12' 1" widest x 12' 1" widest (3.68m widest x 3.68m widest)

Bedroom Two

11' 1" widest x 8' 1" widest (3.38m widest x 2.46m widest)

Bedroom Three

8' 1" widest x 8' 1" widest (2.46m widest x 2.46m widest)

Shower Room

Front Garden

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG109988



Property Ref:

TBG109988 - 0003

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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