



Country View Estate, £185,000

- Council Tax Band - C
- ECP Rating D
- Three-Level Living
- Additional Garage To The Rear
- Close to Local Amenities & Transport Links
- An Ideal Family Home in An Ideal Location
- EPC Rating: D



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About the property

A lovely home situated on Country View Estate, Hawthorn. This property is in an excellent location with close access to local amenities within Hawthorn and Upper Boat. The location also offers close access onto the A470 with direct links to Cardiff making it an ideal spot for commuters. This unique property offers a three-level living with the entrance passageway, bedroom 3/reception room 2 on the first floor, two bedrooms to the second floor and on the ground floor, a spacious living room and kitchen leading out onto the sun-filled rear garden which is tiered and finished with patio slabs. This property benefits from the addition of a garage opposite the rear of the house offering ample storage or an off-road parking space.



Accommodation

Entrance Hallway

Ceiling light, stairs leading to ground floor and second floor.

Reception Room 2 / Bedroom 3

8' 5" max x 9' 9" max (2.57m max x 2.97m max)
Carpeted flooring, ceiling light, double glazed window to front.

Shower Room

8' 5" max x 6' 1" max (2.57m max x 1.85m max)
Three piece suite comprising shower cubicle, wash basin and w/c, double glazed window to front, ceiling light.

Stairs To Ground Floor

Carpeted stairs leading to ground floor, ceiling light.

Living Room

12' 7" max x 15' max (3.84m max x 4.57m max)
Carpeted flooring, double glazed window to rear, ceiling light.

Kitchen

12' 7" max x 7' 3" max (3.84m max x 2.21m max)
Matching wall and base units with countertop over, stainless steel sink with drainer, some integrated

appliances and space for fridge/freezer & washer/dryer.

Stairs To Second Floor

Carpeted stairs, ceiling light.

Bedroom 1

12' 8" max x 11' 6" max (3.86m max x 3.51m max)
Carpeted flooring, ceiling light, double glazed window to rear.

Bedroom 2

12' 8" max x 10' 10" max (3.86m max x 3.30m max)
Carpeted flooring, ceiling light, double glazed window to rear.

External

To the front, steps leading from pedestrian footpath to front area where there is patio slabs and artificial grass. To the rear, a tiered garden finished with patio slabs, rear access from lane where the garage can be accessed.

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Floorplan

Important Information

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