

# Hawthorn Crescent, £300,000

- Council Tax Band C
- Ideal Family Home
- Additional Summer House
- Spacious Living Areas
- Off-Road Parking
- Close to Local Amenities & Schools
- Easy Access onto the A470.
- Well-Presented Throughout
- EPC Ratina: D







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## About the property

A family home situated within close proximity to local amenities and schools. Finshed to an excellent standard throughout with spacious living areas, three bedrooms and converted loft space.

### Accommodation

#### **Entrance Hallway**

Enter via front door into hallway, access into the main reception room, cloakroom and built-in storage cupboards. Stairs to first floor landing. Ceiling light, double glazed window to the front.

#### **Reception Room**

21' 10" max x 12' 6" max (  $6.65m \max x 3.81m \max$  ) Double glazed window to the front, ceiling light, carpeted flooring, fireplace with hearth and feature oak mantle, log burner.

#### Kitchen

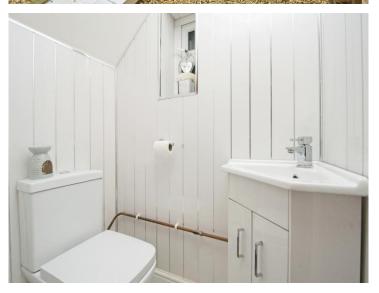
11' 9" max x 16' 1" max ( 3.58m max x 4.90m max ) Units with counter top over, space for appliances, sink with drainer, matching feature island with storage, ceiling light, double glazed bi-folding doors to the rear leading into the rear garden.

#### Cloakroom

5' 7" max x 2' 6" max ( 1.70m max x 0.76m max ) Two-piece suite comprising w/c and hand wash basin, ceiling light.







#### Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light.

#### **Bedroom One**

11' 9" max x 12' 6" max ( 3.58m max x 3.81m max ) Double glazed window to the rear, ceiling light, built-in storage cupboard, access into en-suite.

#### En-Suite

 $8^{\prime}\,2^{\prime\prime}$  max x  $3^{\prime}\,5^{\prime\prime}$  max ( 2.49m max x 1.04m max ) Two-piece suite comprising w/c and wash basin, storage units, double glazed window to the rear.





#### **Bedroom Two**

12' 9" max x 11' 10" max ( 3.89m max x 3.61m max ) Double glazed window to the front, ceiling light.

#### **Bedroom Three**

8' 7" max x 9' 9" max ( 2.62m max x 2.97m max ) Double glazed window to the front, ceiling light.

#### Study/Dressing Room

8' 8" max x 10' 8" max ( 2.64m max x 3.25m max ) Ceiling light, built-in storage cupboard. 01443 485600 pontypridd@peteralan.co.uk



### Floorplan



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