



Hawthorn Road, £425,000

- EXTENDED TO SIDE, REAR AND LOFT CONVERSION *all to building regulations*
- WEST END - POPULAR SCHOOL CATCHMENT
- MULTIPLE RECEPTION ROOMS
- council tax band D
- HIGH END FITTINGS THROUGHOUT
- EPC Rating: D



3 2 2



About the property

Conveniently located for many of the amenities and facilities available within the immediate area; shops, parks, popular school catchment, supermarkets. The beach is within a few minutes' drive as is the Cardiff International Airport. The A4050 gives easy access towards the A4232 and the M4 motorway

Accommodation

Hallway

Enter via composite door, stairs rise to the first floor with concealed cupboards below, power points, radiator, window to side.

Living Room

12' 4" x 10' 1" max (3.76m x 3.07m max)

T.V. point, power points, radiator, wood flooring, window to front aspect.

Kitchen/ Diner/ Living Room

24' 10" max x 18' 8" max (7.57m max x 5.69m max)

Kitchen with side area and fitted base units with solid marble worktop including inset under mounted one and half bowl stainless steel sink & mixer tap, integrated dishwasher with built in Neff double oven, induction hob & cooker hood, includes corner carousel unit, power points, radiator, wood flooring, plenty of room for dining table/ living area, sky lights to rear, bi-folding doors to rear.

Utility Room

Marble worktop, plumbed for washing machine with space for tumble drier, power points, window to rear plus front door onto the drive.



Cloakroom

W.C., wash hand basin, splash back tiled areas, radiator.

Landing

Fitted carpet, power points, radiator, window to side.

Bedroom Two

12' 7" max x 10' 9" max (3.84m max x 3.28m max)

DOUBLE BEDROOM Fitted carpet, power points, radiator, window to front.

Bedroom Three

12' 8" max x 10' 11" max (3.86m max x 3.33m max)

DOUBLE BEDROOM Fitted carpet, power points, radiator, window to rear.

Bathroom *extended*

W.C., wash hand basin, free standing bath with tower tap, separate shower cubicle, splash back tiled areas, radiator, cupboard concealing boiler, extractor fan,

Home Office

7' 4" max x 5' 9" max (2.24m max x 1.75m max)

Fitted carpet, power points, radiator, window to front, stair to 2nd floor.

Bedroom One

19' max x 13' 3" max (5.79m max x 4.04m max)

LOFT CONVERSION TO BUILDING REGULATIONS Vaulted ceiling fitted carpet, power points, radiator, two sky lights to rear aspect.

Outside

To The Front

Resin coated driveway for multiple vehicles, pull up-and-over door to Detached Garage, outside tap, outside lighting.

Detached Garage

17' 2" max x 8' 10" max (5.23m max x 2.69m max)

Pull up-and-over door to front, power points.

To The Rear

Landscaped throughout. Patio area, artificial grass laid, outside tap, decorative pebbled areas, raised decking, enclosed with fencing.

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Floorplan



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