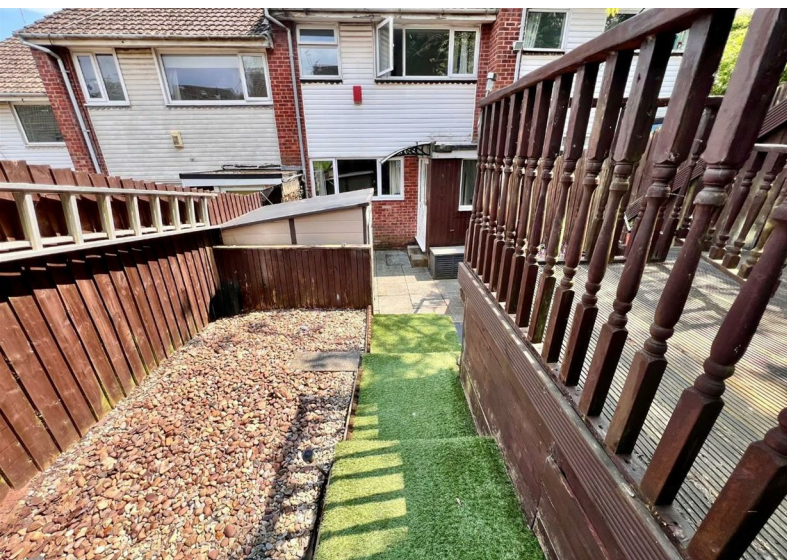




99 The Hawthorns, Cardiff, CF23 7AR

Price £220,000



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Welcome to The Hawthorns

Welcome to this delightful three-bedroom terraced house located in the serene neighbourhood of The Hawthorns in Pentwyn, Cardiff. This family home promises comfortable living with its well-structured space and modern amenities, making it a perfect choice for families or investors.

Ground Floor - Designed for Living

The journey begins in the welcoming porch, leading to a cosy lounge that captures the essence of home with its warm ambiance and large UPVC double-glazed windows that flood the space with light. The lounge flows seamlessly into the dining room, which is accessible via sliding patio doors, additionally featuring a serving window to the kitchen. The kitchen is well-appointed with ample storage, built-in appliances, and a view to the front garden, ensuring that meal preparation is both social and efficient.

First Floor - Personal Spaces

The first floor hosts three well-proportioned bedrooms. The master bedroom is a highlight, offering extensive built-in wardrobes and dual aspect windows that flood the room with natural light. The second and third bedrooms offer comfort and versatility. A family bathroom with a power shower and a separate toilet round off this floor, providing both functionality and privacy.

Exterior and Gardens

The property benefits from both front and rear gardens. The front garden includes a gated driveway with additional space for parking, offering both convenience and security. The rear garden is a peaceful retreat with a paved area leading to a raised decked and gravel areas, ideal for outdoor dining and leisure activities.

Location - Everything Within Reach

The Hawthorns is situated in a convenient location with easy access to local shopping centers like Albany Road and Pontprennau Retail Park, offering a variety of shops and services. The area is well-served by public transport, making it easy to reach Cardiff City Centre and other parts of the city. For motorists, the nearby A48 provides excellent connectivity to major road networks.

Investment Potential

Not only does this home offer a comfortable living space, but it also stands out as a promising investment opportunity, thanks to its appealing features and prime location.

Tenure

We have been advised by the Vendors that the property is FREEHOLD.

Council Tax

Band C.

Dining Room

7'6" x 12'6" (2.29m x 3.82m)

Accessed via white UPVC double glazed sliding patio doors, the dining room features carpeted flooring, smooth walls, and a textured ceiling. It includes a wall-mounted radiator, open access to the kitchen, a serving window leading to the kitchen, a door to the lounge, and stairs leading to the first floor.

Kitchen

6'10" x 12'6" max (2.10m x 3.82m max)

The kitchen, accessed from the dining room, comprises a range of base, eye-level, and drawer units with matching roll-edge worktops. It includes a sink with a draining board and mixer tap, a built-in electric oven and four-ring gas hob with an integral extractor hood. There is space and plumbing for an upright fridge/freezer and washing machine. The kitchen features wood effect cushion flooring, smooth walls with tiled splashbacks, a textured ceiling, a wall-mounted combi boiler, and a white UPVC double glazed window to the front aspect.

Lounge

14'2" x 14'11" (4.32m x 4.55m)

Enter the lounge via a wooden door with glass panel inserts. It features carpeted flooring, smooth walls, a textured ceiling and two wall-mounted radiators. A door leads to the porch, and a white UPVC double glazed window offers a view to the rear aspect.

Rear Porch

Enter the rear porch through a wooden door with glass panel inserts. It includes wood laminate flooring, smooth walls, a textured ceiling, a wall-mounted electric heater, a white UPVC door with a UPVC double glazed obscure glass panel insert leading to the rear garden, and dual aspect white UPVC windows to the side and rear aspects.

First Floor Landing

Accessed via carpeted stairs with a wooden handrail, the landing features carpeted flooring with a wooden banister, smooth walls, a textured ceiling with loft hatch access, and a built-in storage

cupboard. Doors lead to the bedrooms, bathroom, and separate toilet.

Bedroom One

9'6" x 14'10" (2.91m x 4.53m)

Enter via a wooden door. This bedroom features carpeted flooring, smooth walls, a textured ceiling, a wall-mounted radiator, and built-in wardrobes along one wall. Two white UPVC double glazed windows offer a view to the front aspect.

Bedroom Two

8'4" x 8'6" (2.56m x 2.61m)

Enter via a wooden door. This bedroom features carpeted flooring, smooth walls, a textured ceiling, a wall-mounted radiator, and a white UPVC double glazed window to the rear aspect.

Bedroom Three

6'0" x 11'1" max (1.83m x 3.38m max)

Enter via a wooden door. This bedroom includes carpeted flooring, smooth walls, a textured ceiling, a wall-mounted radiator, and a white UPVC double glazed window to the rear aspect.

Family Bathroom

5'6" x 5'11" (1.70m x 1.82m)

Enter via a wooden door. The bathroom comprises a white two-piece suite consisting of a pedestal wash basin and panelled bath with a wall-mounted power shower. It features ceramic tiled flooring, smooth walls with partly tiled sections, and a textured ceiling with a ceiling-fitted extractor fan.

Separate Toilet

2'4" x 5'11" (0.73m x 1.82m)

Enter via a wooden door. This space includes a low-level water closet, tile effect cushion flooring, smooth walls, and a textured ceiling with a ceiling-fitted extractor unit.

Front Garden

The front of the property is laid with patio tiles and concrete flooring, allowing for use as a driveway for off-road parking. It includes brick-built walls with wooden fences to the boundaries, a wooden gate for additional security, a wooden storage shed, and a wall-mounted outside water tap. There is also a lawn area with space to park a second car.

Rear Garden

Access the garden via the white UPVC door from the porch, leading to a first-level paved patio area perfect for alfresco dining. To the left, wooden stairs ascend to a raised decking area, which further leads to an additional raised decking section. On the left side, astroturf steps lead to a gravel area, with a further enclosed raised deck to the right. The garden is south-easterly facing and fully fenced to the boundaries, providing privacy and security. A rear gate offers convenient access to the rear lane.

