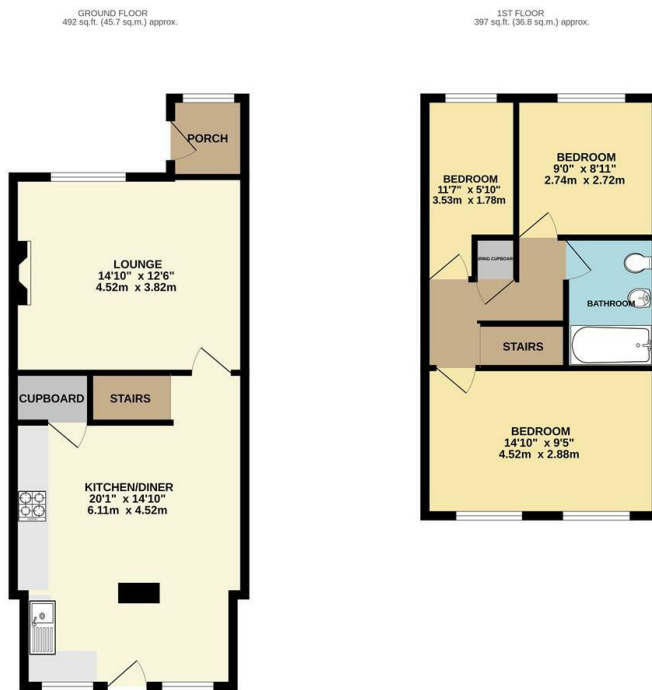




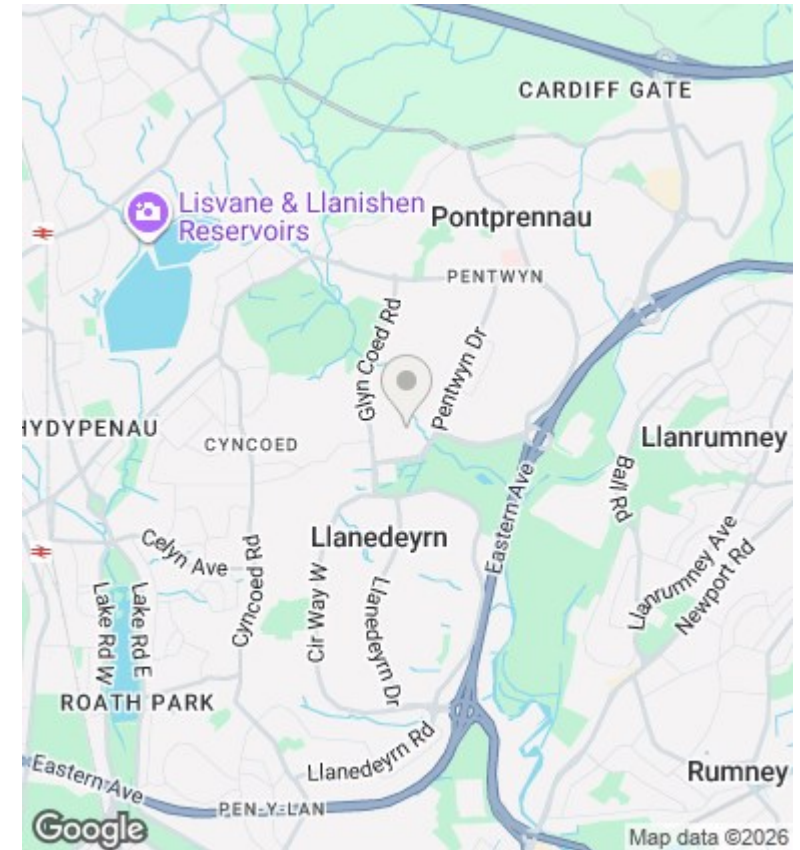
45 The Hawthorns, Pentwyn, Cardiff, CF23 7AQ

Price Guide £195,000

- Ideal for 1st Time Buyers.
- Large Living Room.
- 3 Bedrooms.
- Off-road parking.
- Open-plan Kitchen/Diner



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensional measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only.
 Call 02920342331 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	