

Hawfinch Close

CARDIFF, CF23 7HL

GUIDE PRICE £325,000

**Hern &
Crabtree**



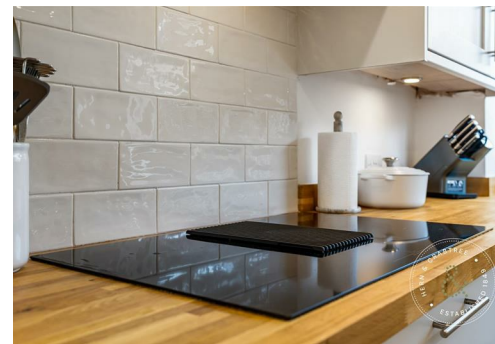
Hawfinch Close

Set within a quiet cul de sac in Pentwyn, this detached home has been carefully maintained and thoughtfully arranged, offering a balance of practical family space and considered design. The interior feels both welcoming and refined, with a natural flow between the principal rooms and a strong connection to the garden beyond.

The living room is a particularly inviting space, centred around a wood burning stove that brings warmth and character, while the open plan kitchen and dining room has been designed with everyday living in mind. Well equipped and neatly finished, it opens directly onto the garden, creating an easy transition between inside and out.

Upstairs, the three bedrooms are well proportioned and supported by a neatly presented bathroom, with flexibility for those needing a home office or guest space. Outside, the gardens to both the front and rear offer a good sense of space and privacy, with a mix of lawn, patio and established planting. The addition of a garage and driveway further enhances the practicality of the home.

Pentwyn remains a popular choice for buyers seeking convenience without compromising on green space. There is excellent access to local amenities, nearby parks and well regarded schools, while transport links provide straightforward connections into Cardiff city centre and beyond, including quick access to the A48 and M4 corridor.



918.00 sq ft

Entrance Hall

Double glazed PVC door to the front aspect with obscure glazing. The entrance hall offers a radiator, wood grain tiled flooring and a built in storage cupboard. A door leads through to the living room.

Living Room

Double glazed window to the front aspect and double glazed sliding patio doors leading out to the rear garden. The room centres around a cast iron wood burning stove set on a slate hearth. A radiator is positioned within the room. Stairs rise to the first floor with a useful built in storage cupboard beneath. A door leads through to the kitchen.

Kitchen Diner

The kitchen area benefits from a double glazed window to the front and an obscure glazed window to the side. The dining area features double glazed French doors opening onto the rear garden along with an additional obscure glazed door to the side. Fitted with a range of wall and base units with butcher block wood work surfaces over, incorporating a ceramic electric hob with a centrally mounted extractor. Integrated appliances include a Samsung oven, Hotpoint microwave, full length Hotpoint dishwasher, washing machine and tumble dryer. A one and a half bowl stainless steel sink with mixer tap includes an instant hot water and filtered water function. Further features include pull out pan drawers, space for an American style fridge freezer, a breakfast bar with illuminated glassware cabinets and a slim wine cooler. The kitchen also houses a concealed Worcester gas combination boiler. Herringbone style luxury vinyl flooring runs throughout, continuing into the dining area, which also benefits from a radiator.

Landing

Double glazed window providing natural light. The landing is of a narrow layout and offers built in storage cupboards, loft access hatch and doors leading to all bedrooms and the bathroom.

Bedroom One

Double glazed window to the rear aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the front aspect, radiator and built in storage cupboard. Currently arranged as a home office.

Family Bathroom

Double glazed obscure window to the side aspect. Fitted with a P shaped bath with glass screen and shower over, including a raindrop head and separate mixer in a heritage chrome style. Wash hand basin and WC in a matching style, part tiled walls, tiled flooring, heated towel rail and mirrored vanity cupboard.

Rear Garden

An enclosed rear garden with paved patio, lawn, flower borders and mature trees. There is a small decked seating area and a timber gate providing rear lane access. Additional side access is available via gates on both sides of the property.

Front and Garage

To the front is a driveway leading to a single detached garage. Steps lead down to the main entrance with a side gate providing access to the rear garden. The front also features a raised decked seating area, outside lighting, cold water tap and planted borders with shrubs.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales		EU Directive 2002/91/EC

