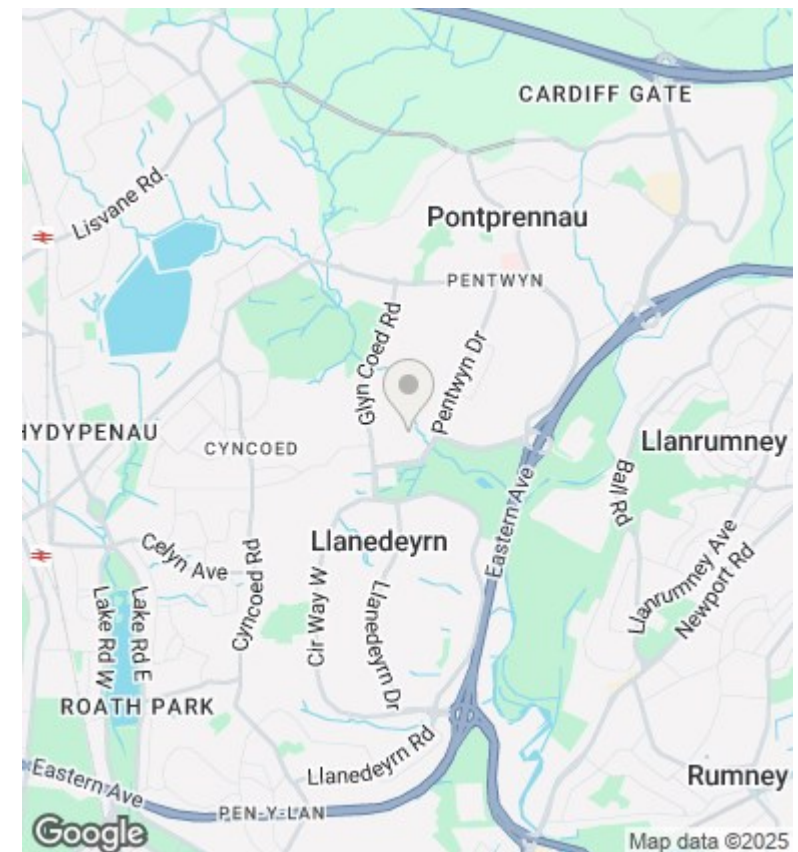




## 45 The Hawthorns, Pentwyn, Cardiff, CF23 7AQ

Price Guide £194,995

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



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	