



**Willows House The Hawthorns, Cardiff CF23 7AP**

**welcome to**

## **Willows House The Hawthorns, Cardiff**

A truly unique property boasting 3 double bedrooms, 3 bathrooms, open plan kitchen/dining, study as well as a separate reception room. Double driveway and integral garage providing ample parking and EV charger included! A must see property! Viewings Highly Recommended!

### **Ground Floor**

#### **Entrance**

Double glazed composite front door into:

#### **Hallway**

Stairs rising to first floor, built in understairs storage cupboard and access to:

#### **Study**

7' 10" x 6' 7" ( 2.39m x 2.01m )

Double glazed window to front aspect, single light fitting and radiator (could be used as bedroom 4)

#### **Wet Room**

Fitted with a three piece suite comprising walk in wet room style shower, WC, wash hand basin, spotlights, extractor fan, tiled flooring and gas central heated towel rail.

### **First Floor**

#### **Landing**

Double glazed window to front aspect with stunning panoramic views, radiator providing access to:

#### **Kitchen/Dining Area**

21' 5" x 15' 4" ( 6.53m x 4.67m )

Fitted modern high gloss kitchen with sink unit, 'Range' style gas cooker, spaces for washing machine and American style fridge/freezer, integrated dishwasher, freestanding island with wine fridge and bar seating area, radiator, spotlights, tiled flooring, double glazed windows to front and side aspect and double glazed bifolds to side providing access to the garden.

#### **Lounge**

13' 9" x 11' 8" ( 4.19m x 3.56m )

Double glazed windows to side and rear aspect, single light fitting, carpeted floor and radiator.

#### **Bedroom Three**

17' 7" x 6' 10" ( 5.36m x 2.08m )

Double glazed windows to front and rear aspect, single light fitting, carpeted floor and radiator.

### **Second Floor**

#### **Landing**

Stairs to second floor with double glazed obscured window and double glazed skylight to rear aspect with radiator and doors to access:

#### **Bedroom One**

18' 10" Max x 16' Max ( 5.74m Max x 4.88m Max )

Double glazed apex dormer to front aspect, two double glazed skylights to rear aspect, radiator, spotlights and access to:

#### **En-Suite**

Double glazed apex dormer to front aspect: Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, extractor fan, tiled flooring and heated towel rail.

#### **Bedroom Two**

17' 6" Max x 15' 4" Max ( 5.33m Max x 4.67m Max )

Double glazed apex dormer to front aspect, two double glazed skylights to rear aspect, radiator, spotlights and access to:

#### **En-Suite**

Double glazed apex dormer to front aspect: Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, extractor fan, tiled flooring and heated towel rail.

### **Outside**

#### **Front**

Double driveway providing off street parking and EV charger.

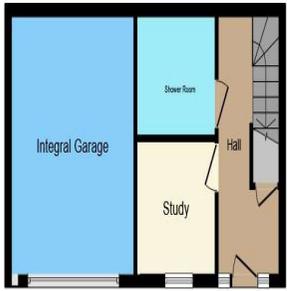
#### **Rear Garden**

Situated on the first floor with steps rising from the ground floor to a wrap around patio area and a lawn to the side.

#### **Integrated Garage**

17' x 9' 10" ( 5.18m x 3.00m )

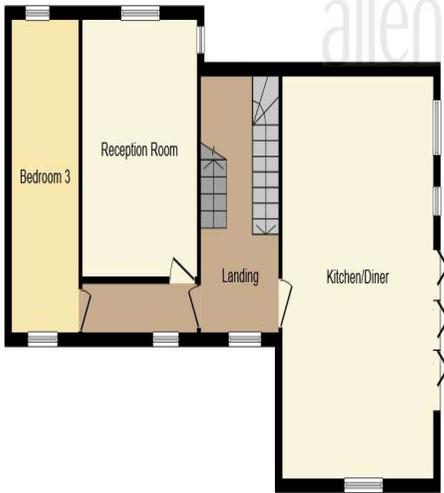
Remote controlled electric roller door and single light fitting.



**Ground Floor**



**Second Floor**



**First Floor**

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Willows House The Hawthorns,**  
**Cardiff**

- 3 Double Bedrooms
- 2 En-Suites
- Open Plan Kitchen/Dining
- Separate Lounge
- Study

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers in excess of

**£430,000**



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Property Ref:  
ROA114332 - 0010

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