



Hawthorn Park, Brynna PONTYCLUN CF72 9QZ

welcome to

Hawthorn Park, Brynna PONTYCLUN

- Semi-Detached House In A Coveted Location
- Front Reception Room
- Open Plan Kitchen/Diner
- Three Well-Proportioned Bedrooms
- Recently Fitted First Floor Shower Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£180,000

We're excited to offer for sale this tasteful property, ideally situated on a small cul-de-sac near a range of local amenities and transport. With An Open Plan Kitchen/Diner, Recently Fitted Shower Room And Delightful South Facing Gardens, This Well-Presented Semi-Detached House Is Sure To Impress!



Entrance Hall

Reception Room

14' 11" widest x 11' 2" widest (4.55m widest x 3.40m widest)

Kitchen/Diner

14' 5" widest x 10' 0" widest (4.39m widest x 3.05m widest)

First Floor Landing

Bedroom One

13' 4" widest x 8' 3" widest (4.06m widest x 2.51m widest)

Bedroom Two

10' 6" widest x 8' 5" widest (3.20m widest x 2.57m widest)

Bedroom Three

10' widest x 5' 10" widest (3.05m widest x 1.78m widest)

Shower Room

Driveway

Garage

16' x 7' 11" (4.88m x 2.41m)

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110365



Property Ref:

TBG110365 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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