

8 The Hawthorns, Pentwyn, Cardiff, CF23 7AN



Estate Agents and
Chartered Surveyors

Asking Price Of

£197,500



Mid Terraced House



Property Description

Positioned in a quiet cul de sac in the heart of Pentwyn this wonderful home is the perfect first time purchase. Presented to the market in immaculate condition with a modern fixtures and fitting and completely move in ready. Internally the property accommodation briefly comprises; Entrance porch, lounge, kitchen/dining room, landing, bedroom one, bedroom two, bedroom three and bathroom. Outside to the front of the home you will find a front garden laid to lawn with a paved pathway leading to the front door. The rear garden has been block paved providing a great space for outside dining with a boarder of artificial grass. There are also double gates leading to a drive for one car.

Tenure Freehold

Council Tax Band C

Floor Area Approx 785 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Tucked away in a quiet cul de sac in the heart of Pentwyn within walking distance to a range of shops. There are regular public transport links along with great road links leading in and around the city centre.

PORCH

4' 2" x 5' 1" (1.28m x 1.55m)

Enter via Upvc double glazed front door into porch. Upvc double glazed obscure window to front. Door leading into lounge.

LOUNGE

14' 5" x 14' 1" (4.41m x 4.30m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed floor to ceiling window to front. Door leading to kitchen/dining room.

KITCHEN/DINING ROOM

14' 9" x 12' 5" (4.52m x 3.81m)

Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Space for Stoves cooker with five ring gas hob and three ovens. Space for washing machine, dishwasher and free standing fridge/freezer. To led splash back with smooth walls and ceilings, two central lig pendant and a combination of vinyl and carpeted flooring. Staircase leading to first floor. Upvc double glazed window to rear X2 and Upvc double glazed door leading to rear garden.

LANDING

Carpeted stairs and landing with smooth walls and ceilings with a central light pendant. Doors leading into all bedrooms and bathroom. Single cupboard with shelving ideal for storage.

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BEDROOM ONE

14' 10" x 9' 5" (4.53 max m x 2.88m)

Smooth walls and ceilings with a central light pendant and carpeted flooring. Built in double wardrobes space with hanging rails. Upvc double glazed window to rear X2.

BEDROOM TWO

8' 11" x 8' 8" (2.74m x 2.66m)

Smooth walls and ceilings with a central light pendants and carpeted flooring. Upvc double glazed window to front.

BEDROOM THREE

5' 10" x 9' 6" (1.79m x 2.90 max m)

Smooth walls and ceilings with a central light pendant and carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, a central light pendant and vinyl flooring to finish.

OUTSIDE

Front - Open front garden mostly laid to lawn with a paved pathway leading to front door.

Rear - An enclosed rear garden complete with block paving and artificial grass with brick wall surround and double gated access if you wish to park. Driveway can also be found to the rear in front of the double gates.

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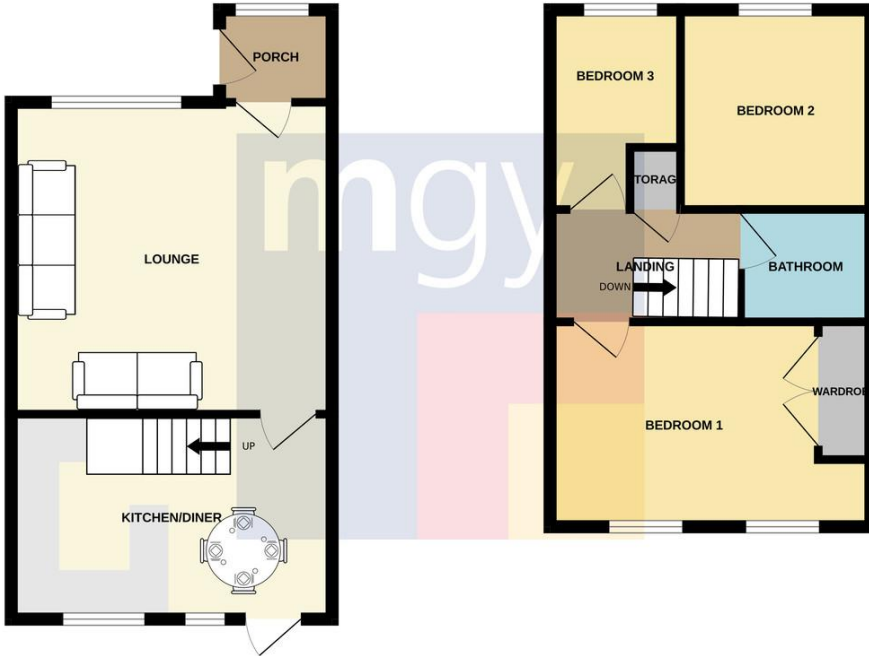
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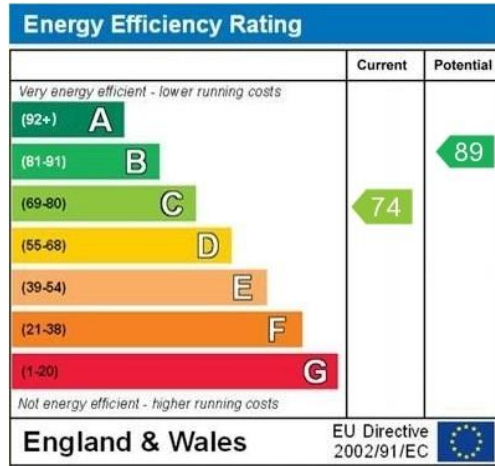
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GROUND FLOOR

1ST FLOOR



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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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