

81 The Hawthorns, Pentwyn, Cardiff, CF23 7AR



Estate Agents and
Chartered Surveyors

Asking Price Of

£190,000



End Terraced House

3

1

1

1

Property Description

MGY are pleased to offer for sale with no ongoing chain, this 3 bed end terraced property on a superb plot with development potential (subject to the necessary consents). The accommodation comprises porch, lounge, kitchen, 3 bedrooms and a bathroom with separate toilet. Paved rear and lawned gardens to front and side, Viewing recommended.

Tenure Freehold

Council Tax Band C

Floor Area Approx 839 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

Entered via uPVC double glazed door. Double glazed uPVC window to front. Gas meter cupboard. Door to lounge.

LOUNGE

15' 0" x 14' 3" (4.58m x 4.35m)
Double glazed uPVC window to front. Laminate flooring. 2 radiators. Feature fireplace. Door to :-

KITCHEN

14' 11" x 13' 1" (4.57m x 4.00m)
Double glazed uPVC window to rear. Obscured uPVC double glazed window to rear and uPVC double glazed door. Laminate flooring. Radiator. Base and wall units with work surfaces and splash backs incorporating stainless steel sink unit with mixer tap. Gas cooker point. Plumbing and space for washing machine. Storage cupboard. Built in dresser. Stairs to first floor. Door to :-

FIRST FLOOR

STAIRS & LANDING

Airing cupboard housing "Logic" combi boiler. Access to loft space.

BEDROOM ONE

15' 0" x 9' 6" (4.58m x 2.91m)
2 double glazed uPVC windows to rear. Wood effect vinyl flooring. Radiator.

BEDROOM TWO

8' 9" x 8' 6" (2.67m x 2.61m)
Double glazed uPVC window to front.

BEDROOM THREE

11' 3" max x 5' 11" (3.45m x 1.82m)
A small single bedroom. Double glazed uPVC window to front. Radiator.

SHOWER ROOM

Disability shower enclosure, pedestal wash hand basin with hot and cold taps. Tiled walls. Radiator

W.C

W.c. Tiled floor.

OUTSIDE

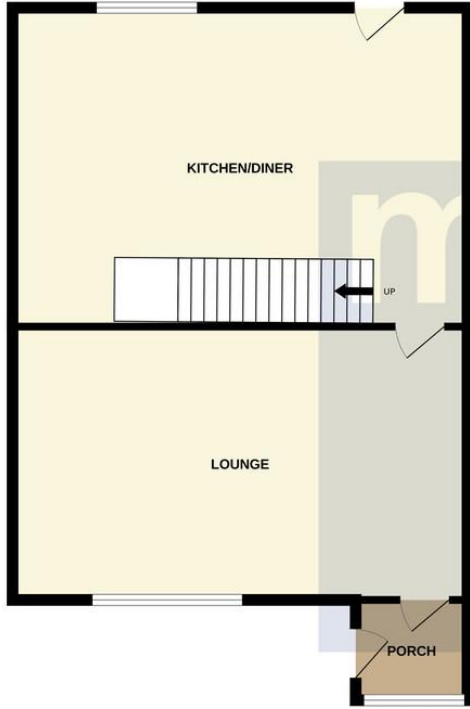
Generous plot with potential to develop, subject to the necessary consents. Lawned to front and side, paved at the rear.

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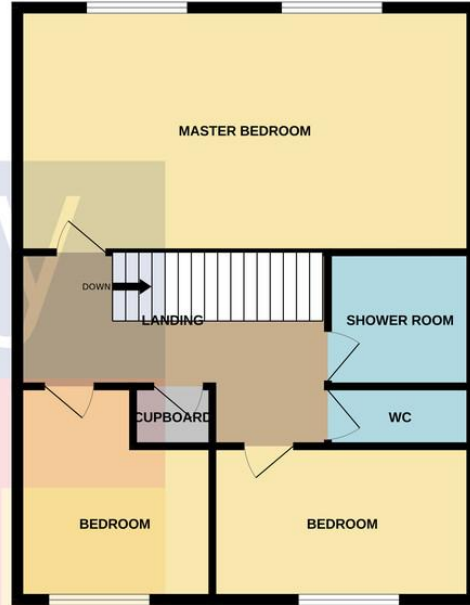


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GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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