

# The Hawthorns, £260,000

- NO CHAIN!!
- Detached Garden Room/ Garage with Bar Area
- Four Double Bedrooms
- Utility Room
- Modern Kitchen and Bathroom
- Wrap Around Garden
- EPC Rating: D







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### About the property

NO CHAIN!! Unique four double bedroom semi detached property in Pentwyn, Benefits include four double bedrooms, modern kitchen and bathroom, wrap around garden and detached garage/garden room with bar.

### Accommodation

#### Porch

Enter into porch. Access to lounge.

#### Lounge

14' 1" x 14' (4.29m x 4.27m)

Window to front. Door leading to kitchen/dining room.

#### Kitchen/ Dining Room

14' 9" x 12' 6" ( 4.50m x 3.81m )

Fitted with a range of base and eye level units with contrasting worktops over. Built in oven, microwave, hob and cooker hood. Inset sink unit plus drainer. Integral fridge/freezer. Window to rear. Door leading to bedroom three and four. Access to rear garden.





Utility Room

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

Space for washing machine and tumble dryer. Single suite comprising WC. Obscure window to side

#### **Bedroom Three**

14' 10" x 9' 5" ( 4.52m x 2.87m )

Window to side.

#### **Bedroom Four**

11' 11" x 10' 8" ( 3.63m x 3.25m )

Window to front.

#### Landing

Access to all first floor rooms. Single storage cupboard.





#### **Bedroom One**

10' 8" x 8' 5" ( 3.25m x 2.57m )

Window to front X2.

#### **Bedroom Two**

14' 11" x 8' 5" ( 4.55m x 2.57m )

Window to rear X2. Single storage used as wardrobe.

#### Bathroom

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin.

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## Floorplan



Total area: approx. 107.1 sq. metres (1152.4 sq. feet)

### **Important Information**

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