



Hawthorn Road, offers over £390,000

- COUNCIL TAX BAND - D
- EXTENDED TO SIDE, REAR AND LOFT CONVERSION *ALL TO BUILDING REGULATIONS*
- WEST END - POPULAR SCHOOL CATCHMENT - WHITMORE HIGH SCHOOL / BRO MORGANNWG
- MULTIPLE RECEPTION ROOMS
- CLOSE TO PORTKERRY PARK, THE KNAP,



 3  2  2



About the property

Conveniently located for many of the amenities and facilities available within the immediate area; shops, parks, popular school catchment, supermarkets. The beach is within a few minutes' drive as is the Cardiff International Airport. The A4050 gives easy access towards the A4232 and the M4 motorway

Accommodation

Hallway

Enter via composite door, stairs rise to the first floor with concealed cupboards below, power points, radiator, window to side.

Living Room

12' 4" x 10' 1" Max (3.76m x 3.07m Max)

T.V. point, power points, radiator, wood flooring, window to front aspect.

Kitchen/ Diner/ Living Room



24' 10" Max x 18' 8" Max (7.57m Max x 5.69m Max)

Utility Room

Marble worktop, plumbed for washing machine with space for tumble drier, power points, window to rear plus front door onto the drive.

Cloakroom

W.C. wash hand basin, splash back tiled areas, radiator.

Landing

Fitted carpet, power points, radiator, window to side.

Bedroom Two

12' 7" Max x 10' 9" Max (3.84m Max x 3.28m Max)

DOUBLE BEDROOM Fitted carpet, power points, radiator, window to front.

Bedroom Three

12' 8" Max x 10' 11" Max (3.86m Max x 3.33m Max)

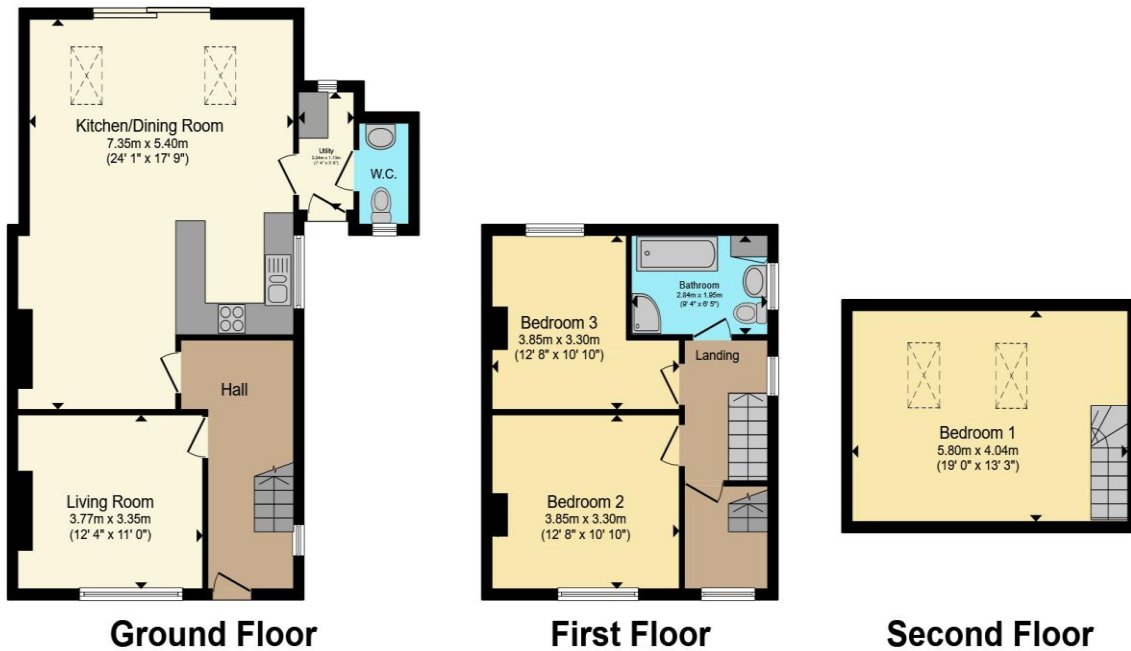
DOUBLE BEDROOM Fitted carpet, power points, radiator, window to rear.

Bathroom *extended*

01446 733224

barry@peteralan.co.uk

Floorplan



Total floor area 124.7 m² (1,343 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let