



www.jeffreygross.co.uk

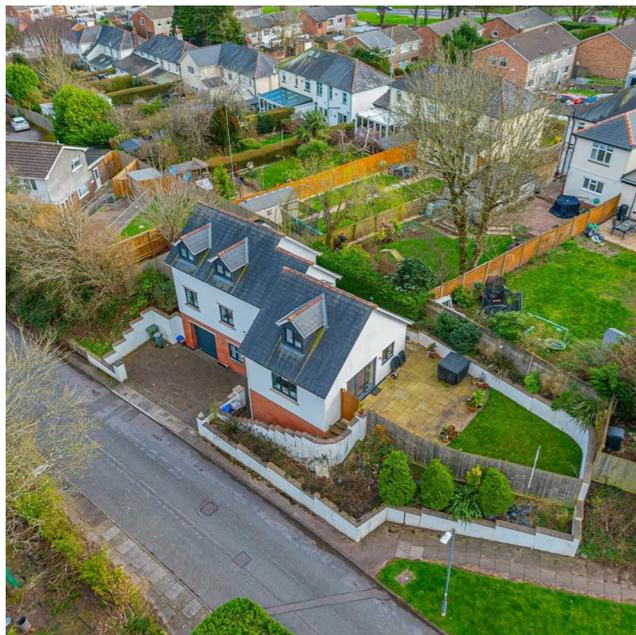
CARDIFF

VALE

CAERPHILLY

BRISTOL

The Hawthorns



Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

max@jeffreygross.co.uk



All measurements are approximate and for display purposes only.

Comments by the Homeowner





The Hawthorns

, Cardiff, CF23 7AP

Offers In Excess Of

£430,000



3 Bedroom(s)



3 Bathroom(s)



1737.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled in the desirable area of The Hawthorns, Cardiff, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a generous 1,737 square feet of well-designed space, making it an ideal family home.

With three spacious bedrooms, including two with en-suite bathrooms, this residence ensures privacy and convenience for all family members. The contemporary design is complemented by high-quality finishes throughout, creating an inviting atmosphere that is both stylish and functional.

The property features a double driveway and a garage, providing ample parking space and additional storage options. For those with electric vehicles, the inclusion of an EV charger adds a modern touch, catering to the needs of eco-conscious homeowners.

The Hawthorns is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. This home not only offers a comfortable living space but also a lifestyle that embraces convenience and accessibility.

In summary, this detached house is a remarkable opportunity for anyone seeking a modern, spacious, and well-located family home in Cardiff. With its thoughtful design and desirable features, it is sure to impress.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Hall	En-suite
Office	Tax Band F
Garage	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Shower Room	School Catchment English medium primary catchment area is Pen-Y-Bryn Primary School
Bedroom 6'9" x 17'6" (2.08 x 5.35)	English medium secondary catchment area is Eastern High School
Landing	Welsh medium primary catchment area is Ysgol Bro Einwg
Kitchen/Diner 15'3" x 21'5" (4.67 x 6.53)	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern
Living Room 11'7" x 13'8" (3.55 x 4.19)	
Landing	
Bedroom 15'5" x 15'1" (4.71 x 4.61)	
En-suite	
Master Bedroom 18'9" x 15'11" (5.73 x 4.87)	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

