



## 7 Hawkwood Close, Cardiff

Cardiff

Offers in Region of £385,000







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Cardiff, Cardiff

Stunning 4-bed detached house on tranquil cul-de-sac. Modern kitchen, shower room, and spacious bedrooms. West-facing garden, ample parking, and stylish outdoor space. Council Tax band: E

Tenure: Freehold

- Detached Family Home
- West Facing Garden
- Beautifully Fitted Kitchen
- Modern Shower Room
- Four Bedrooms
- Multiple Off Road Parking





### Entrance Hall

A capacious entrance hall, accessed via composite front door with inset and flanking double glazed panels, double panel radiator, ceiling light points, stairs to the first floor, doors to:

### Guest WC

A modern, two piece suite comprising low level WC, vanity unit with inset wash hand basin, mixer tap and tiled splash back, single panel radiator, double glazed side aspect window, wood effect flooring, ceiling light point.

### Lounge

A good sized lounge with double glazed window to the front, ceiling light point, coved ceiling, feature radiator, TV ariel point. door to:

### Kitchen - Dining Room

A well proportioned and beautifully appointed room, offering both kitchen and dining areas creating the perfect family arrangement. The Kitchen is fitted with a modern range of Shaker style wall and base level cupboard and drawer units with work surfaces over, large corner larder cupboard, integrated cooker and hob, space for American style fridge freezer and domestic appliances, inset sink and drainer with mixer tap, tiled splash backs, under unit lighting, ceiling light points, double glazed rear aspect window. The dining area has ample space for dining table and chairs, wall mounted feature radiator, double glazed doors leading onto the garden, ceiling light point.

### First Floor Landing

Double glazed window to the side, ceiling light point, loft access point, doors to:

### Bedroom One

A good sized double bedroom with ceiling light point, radiator, coved ceiling, built in mirror fronted wardrobes, door to:

### En-suite WC

Low level WC, wash hand basin, ceiling light point, radiator, extractor fan, double glazed window.







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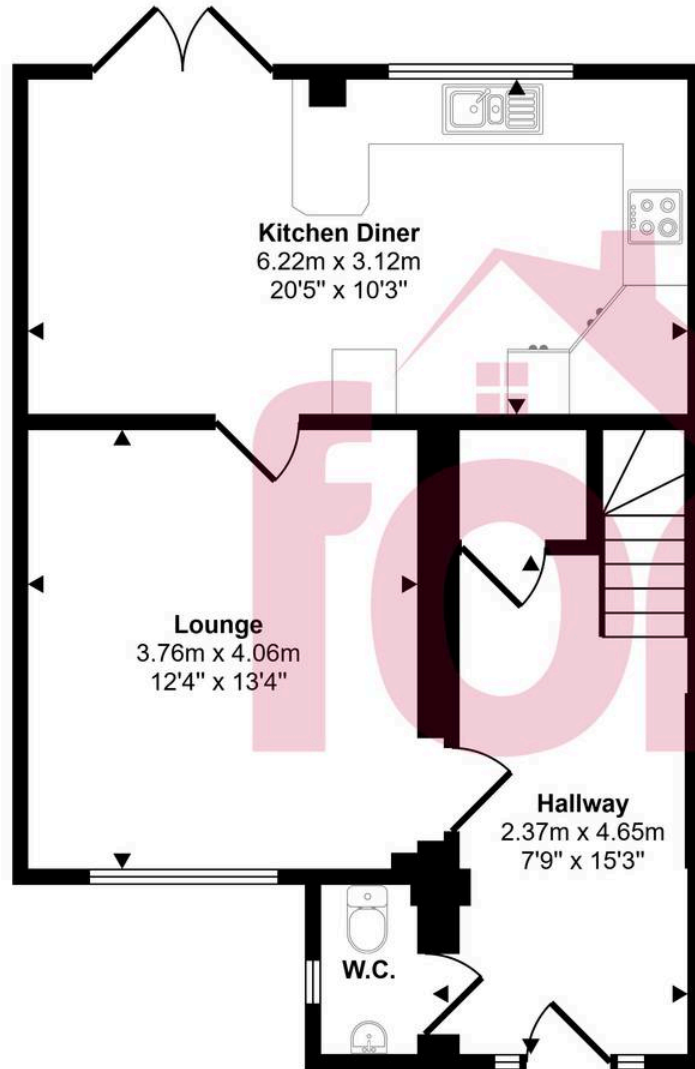
### **En-suite WC**

Low level WC, wash hand basin, ceiling light point, radiator, extractor fan, double glazed window

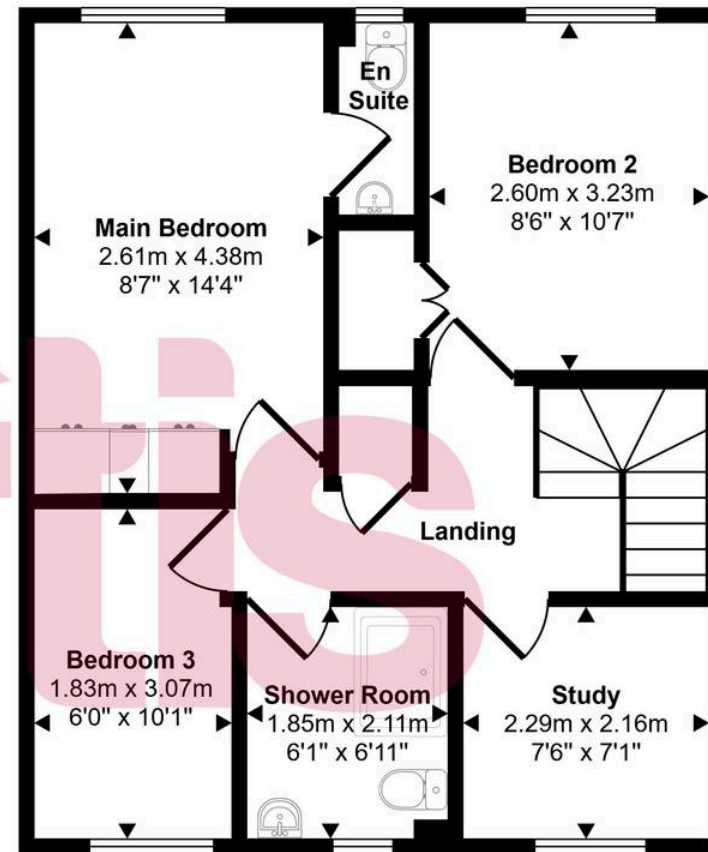




Approx Gross Internal Area  
99 sq m / 1069 sq ft



**Ground Floor**  
Approx 51 sq m / 553 sq ft



**First Floor**  
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### **FRONT GARDEN**

Tarmac driveway providing off road parking for two cars, gated side access.

### **REAR GARDEN**

There is a large patio area which spans the rear of the house, with three steps down to a lawned area. The lower level of the garden is mainly laid to lawn with shrub borders and storage sheds.

### **OFF STREET**

2 Parking Spaces

