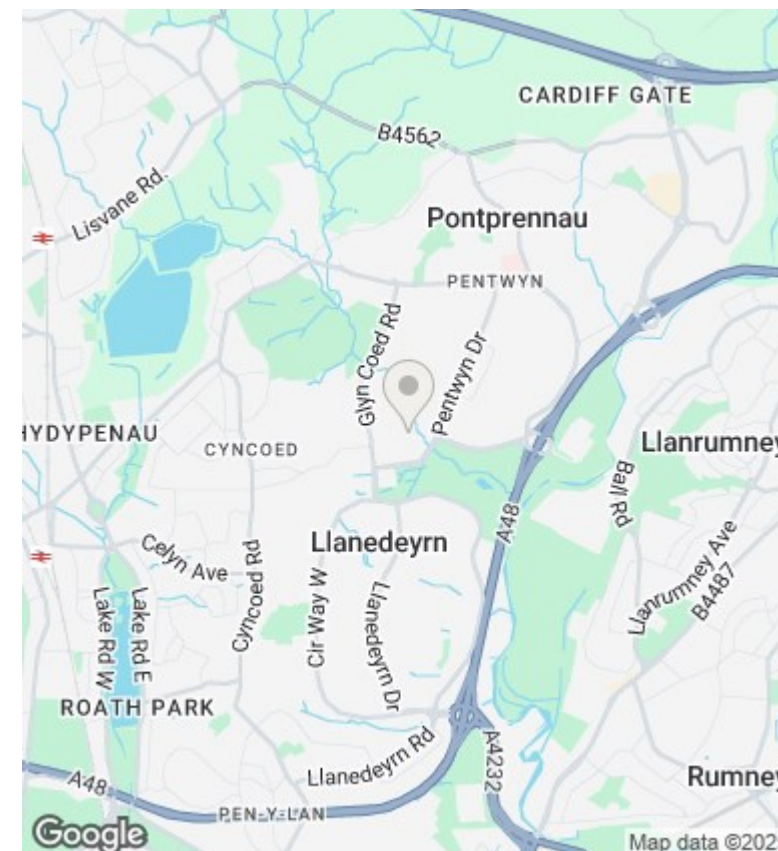




## 45 The Hawthorns, Pentwyn, Cardiff, CF23 7AQ

Price Guide £194,995

- Ideal for 1st Time Buyers.
- Large Living Room.
- 3 Bedrooms.
- Off-road parking.
- Open-plan Kitchen/Diner



## Directions

## Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 62                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |