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19 HEOL Y CADNO, THORNHILL, CARDIFF CF14 9EW

Modern, Three Bedroom, End Link House situated in pleasant well-regarded road, just off Heol Hir in ever popular Thornhill. Ample local facilities including Sainsburys, a doctor's surgery, children's nursery and Thornhill Primary School are all within easy reach with further facilities being available at Llanishen Village including a Post Office and Bank. Cardiff City Centre, approximately four miles, can be accessed by buses on both Heol Hir and Excalibur Drive or by rail from Lisvane and Thornhill Station, within a short drive. Thornhill is well supplied with recreational space, there are several playing fields, Cefn Onn Park is close by as are the walks on The Garth and The Wenallt.

The property, is built of brick under a tiled roof and has the benefit of gas central heating via a combination boiler together with uPVC double glazing and also has a south facing conservatory. Recent improvements include a newly fitted kitchen and bathroom; the property is attractively decorated and well presented. Set on an easily maintained plot with parking for two cars and a landscaped south facing rear garden.

Briefly comprising: Porch, Hall, Lounge, Dining Area, Conservatory. Landing, Three Bedrooms and Bathroom. Front garden with car hardstanding and rear South facing Garden with large patio.

MODERN THREE BEDROOM FAMILY HOUSE

VIEWING BY APPOINTMENT

PRICE GUIDE: £330,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

PORCH: With composite front door to –

HALL: Double glazed uPVC window to front, radiator, laminated floor through to -

LOUNGE: (12'6 x 12'7) Double glazed uPVC window overlooking the garden with shutters and radiator underneath, coving and ceiling light. Panelled doors to hall and kitchen.

KITCHEN: (8'7 x 15'10) Double glazed uPVC window to front, fitted roller blind, range of fitted units comprising, cupboards, drawers and work surfaces, built-in four ring induction hob with extractor over, one and half bowl sink unit with mixer tap, built-in fridge/freezer, dish-washer and integral washing machine, part wall tiling with attractive grey grouting finish, four spot ceiling light fitting, built-in oven, floor to match lounge: **DINING AREA:** radiator, pendant light above dining area and square arch to -

CONSERVATORY: (9'5 x 9'2) Floor to match dining area, glazed on all three sides, with two Velux windows in the roof, double glazed French doors to rear garden.

FIRST FLOOR

LANDING: Double glazed uPVC window, handrail, newel post and balustrades, panelled doors to all rooms and loft hatch to loft space and pendant light. Built-in airing cupboard with ample fitted shelving.

BEDROOM ONE: (11'7 into fitted wardrobe space x 8'11) Double glazed uPVC window to rear, with curtain pole above, one radiator under, built-in wardrobes with hanging rails, shelving and cupboards over, coving and pendant light.

BEDROOM TWO: (9'7 x 8'9) Double glazed uPVC window to rear with fitted roller blind, radiator under, coving and ceiling light.

BEDROOM THREE: (6'10 x 6'6) Double glazed uPVC window to front, built-in wardrobe with hanging rail and shelf, coving and ceiling light.

BATHROOM: (6'3 x 6'9) Double glazed uPVC frosted window to front. Suite in white comprising: Panelled bath with shower over, wash hand basin, low flush close coupled w.c. set in its own vanity unit, towel rack style radiator, part wall tiling and three spot ceiling light fitting.

EXTERIOR

FRONT: Hardstanding with sufficient room for two cars. Easily maintained front garden.

REAR GARDEN: With large paved patio approximately 20'sq, steps down to rear garden with artificial lawn, space for small shed, outside light, timber gate to front. Rear garden has a southerly aspect.

TENURE: We understand the tenure to be **Freehold**, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance, please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLR
328 sq.ft. (30.3 sq.m.) approx.





