



Edwards & Co
property sales & lettings

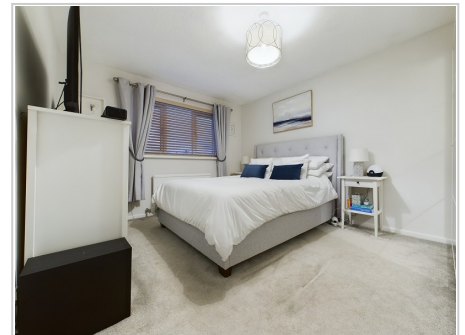
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Camelot Way,
,
Thornhill.
CF14 9AP.

Guide Price £425,000



- Detached four bedroom family home in Thornhill
- Generous living accommodation
- Stylish open plan kitchen/dining area opening to rear garden
- Two double bedrooms and two generous sized singles
- Modern bathroom with additional downstairs WC
- Well presented rear garden
- Spacious integral garage
- Off road driveway parking
- Excellent location close to local amenities



Ref: PRA53347

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented four bed detached family home in Thornhill Edwards & Co are delighted to offer for for sale this well presented spacious home nestled on a lovely quiet street in Thornhill. This home offers a open principal reception room leading to the second reception room, open plan kitchen/dining area, two double bedrooms and two generous size singles, family bathroom with a downstairs WC. This property also benefits from a integral garage, off road parking and a low maintenance, private rear garden. MUST BE VIEWED

Accommodation



Front & Entrance

Paved pathway to entrance, lawn area, driveway leading to garage, side access, fence and shrubs to boundary.



Porch

Composite front door with two glass panes, orangery style lantern roof, access to property.



Entrance Hallway

PVC door with obscure glass panel, PVC window to side aspect, wood effect floor, doors to ground floor rooms, radiator, single light fitting.

WC

PVC obscure glass window to side aspect, wood effect floor, wash hand basin inset to vanity unit, WC, wall mounted heated towel rail, single light fitting.



Principal Reception Room

PVC window to front aspect, wood effect floor, feature fireplace, radiator, two light fittings.



Principal Reception Room Second Angle



Additional Picture

Second Reception Room

PVC window to rear aspect, wood effect floor, storage cupboard, radiator, single light fitting.



Kitchen/Dining Area

Description as follows;



Kitchen

PVC to rear aspect, three PVC velux windows, tiled floor, a range of base and wall mounted cabinets with contrasting edge countertops, stainless steel sink with draining board, integrated dish washer, integrated fridge, four ring gas hob with stainless steel extractor fan, integrated oven, spot lights.



Dining Area

PVC patio doors to rear aspect, tiled floor, storage cupboard, three radiators, open plan to kitchen.



First Floor Landing

PVC window to side aspect, carpet, loft access, airing cupboard, single light fitting.



Bedroom 1

PVC window to front aspect, carpet, radiator, single light fitting.



Bedroom 2

PVC window to rear aspect, carpet, radiator, single light pendant.



Bedroom 3

PVC window to rear aspect, carpet, radiator, single light fitting.



Bedroom 4

PVC window to front aspect, storage cupboard, radiator, single light fitting.



Bathroom

PVC obscure glass window to side aspect, wood effect floor, bath with overhead rainfall shower, wash hand basin with tile splash back, WC, heated towel rail, spot lights.



Garage

Up and over door, electric, integral access to property.



Rear Garden

Paved patio, lawn area, mature shrubs, paved walkway to front of property, fence to boundary.



Rear Garden 2

Patio Sitting Area

Services

Mains electricity, mains water, mains drainage, mains gas

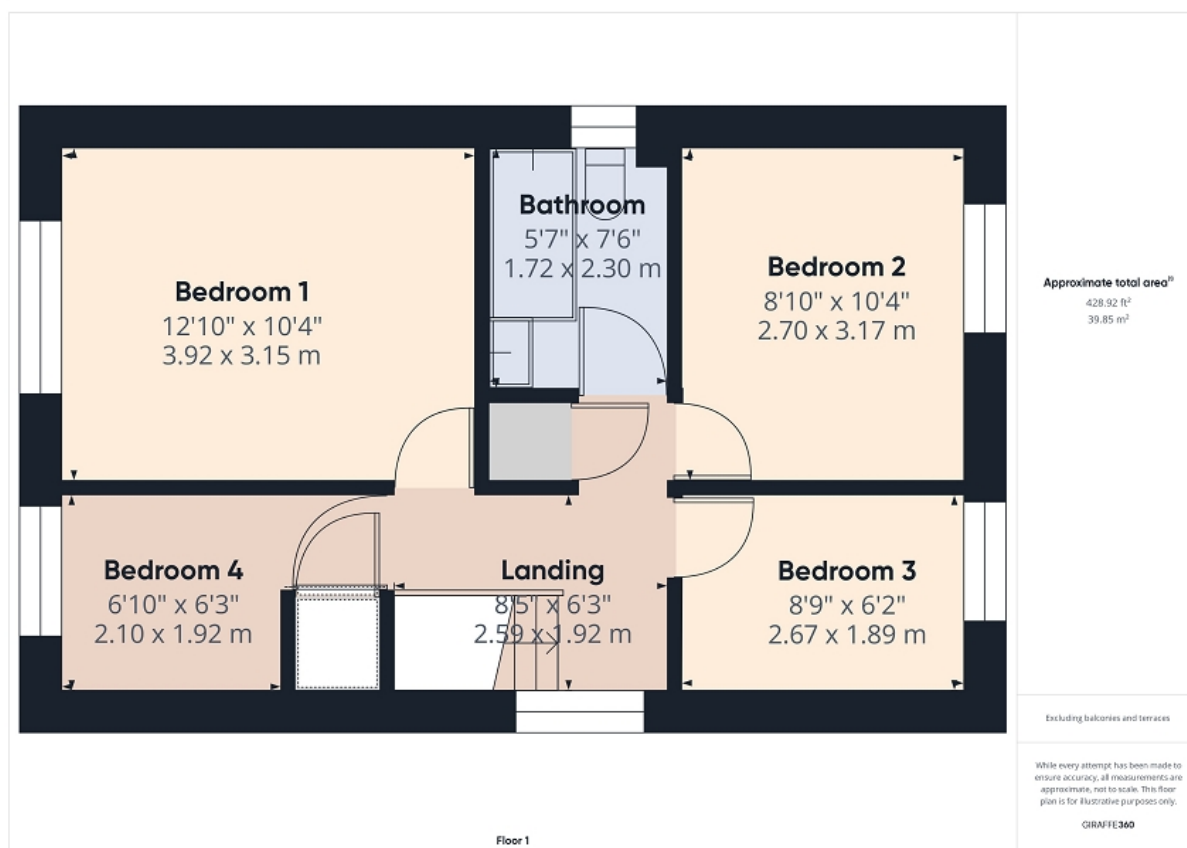
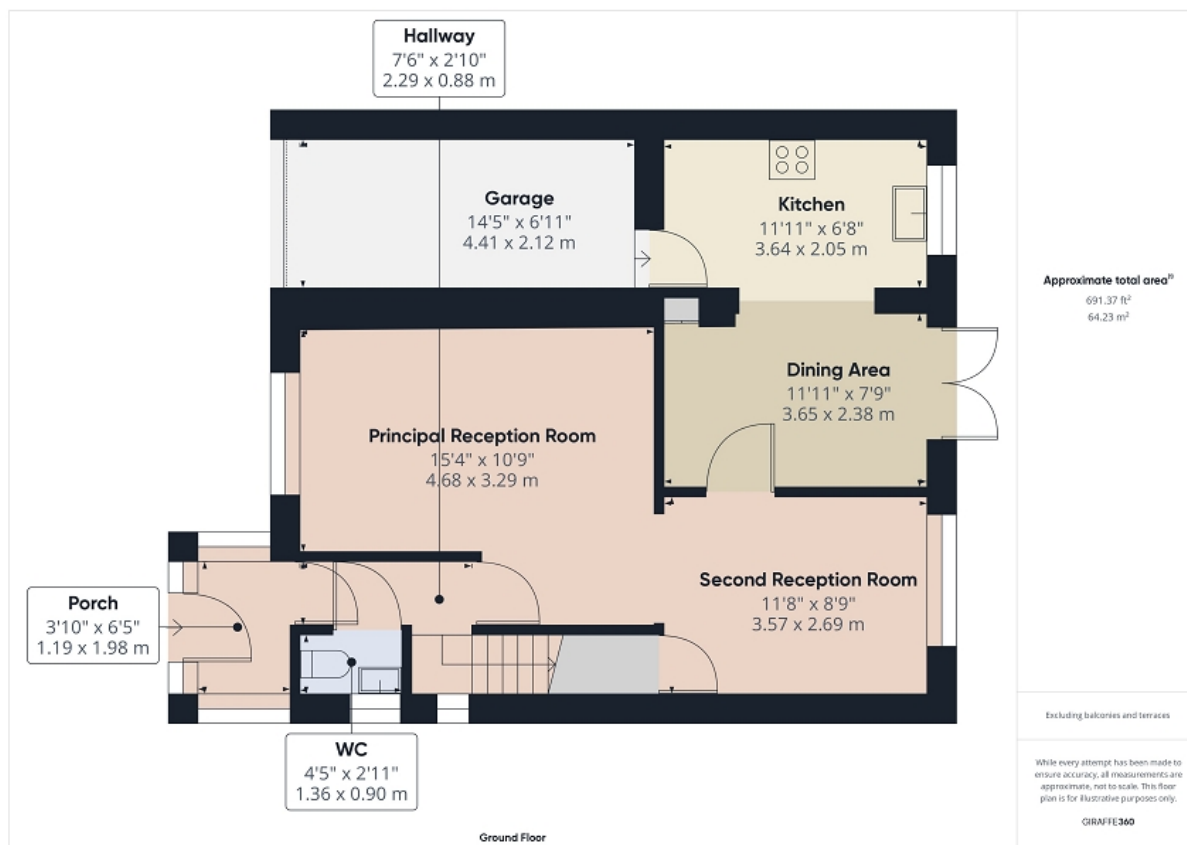
EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

