



Edwards & Co
property sales & lettings

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Camelot Way,
,
Thornhill.
CF14 9AN.

Guide Price: £440,000



- Detached three bedroom family home in Thornhill
- Generous living accommodation
- Three double bedrooms
- Additional downstairs bedroom/lounge
- Modern bathroom with additional downstairs shower room
- Well presented private rear garden
- Excellent location close to local amenities
- MUST BE VIEWED



Ref: PRA53358

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented three bed detached family home in Thornhill Edwards & Co are delighted to offer for for sale this well presented spacious home nestled in Thornhill. This home offers a open dining room leading to the principle reception room and kitchen opening on to the sun room with doors out to the garden, three double bedrooms family bathroom with a downstairs shower room and additional bedroom/lounge area. This property also benefits from off road parking and a generous private rear garden. MUST BE VIEWED

Accommodation

Front & Entrance



Porch

PVC door, two PVC windows to side aspect,carpet, single light pendant.



Dining Area

PVC window to front aspect, double wooden door with obscure glass,single light pendant, carpet, gas fire, radiator, under stairs storage cupboard.



Principal Reception Room

Two PVC windows to side aspect, carpet, two single light pendants, gas fire,radiator.



Second Reception Room/Bedroom 4

PVC window to front aspect, PVC window to side aspect,radiator,carpet,single light pendant.



Shower Room

Tiled flooring, tiled walls, walk in shower, ladder style radiator, vanity unit with inset sink and WC, extractor fan.



Kitchen

PVC window to rear aspect, PVC window to side aspect, carpet, single light pendant, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated fridge, integrated washing machine, integrated dishwasher, stainless steel sink with draining board, four ring gas hob with chimney style extractor fan above, gas oven.



Sun Room

PVC windows, PVC double door opening on to rear garden, carpet, wall lights, radiator.



First Floor Landing

Carpet, single light pendant, loft access, doors to all rooms.



Bedroom 1

Two PVC windows to front aspect, two single light pendants, two radiators, carpet, storage cupboard, carpet, wash hand basin inset to vanity unit.



Dressing Room to Bedroom 1



Bedroom 2

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



Bathroom

PVC rear aspect, single light pendant, two upright radiators, WC with inset flush, wash hand basin inset to vanity unit, bath unit with overhead shower.



Bedroom 3

Two pvc windows to side aspect, carpet, single light pendant, radiator, built in wardrobes.



Rear Garden

Mature bushes and shrubs, lawn area, patio area, shed.



Rear Garden 1



Rear Garden 2



Rear Garden 3

Driveway

Services

Mains electricity, mains water, mains gas, mains drainage

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.