



Edwards & Co
property sales & lettings

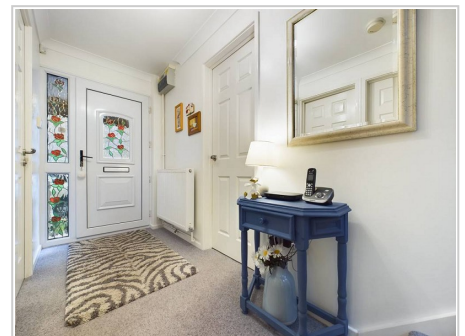
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02920 616200 | sales@edwardsandco.co.uk

Galahad Close,
,
Thornhill.
CF14 9AL.

Guide Price: £440,000



- Detached four bedroom family home in Thornhill.
- Excellent size principle reception room.
- Modern kitchen offering space to accommodate dining table.
- Bright second reception room with doors opening on to rear garden.
- Modern family bathroom with under floor heating.
- Additional downstairs WC.
- Great location - must be viewed to fully appreciate
- Ample driveway parking to front.
- Garage providing additional storage space.



Ref: PRA53377

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented four bed detached family home in Thornhill Edwards & Co are delighted to offer for sale this well presented spacious home nestled on a lovely quiet street in Thornhill. This home offers a spacious reception room plus additional second reception room opening up to rear garden,kitchen/dining area, three double bedrooms a generous size single, family bathroom with additional downstairs WC. This property also benefits from a garage, off road parking and private rear garden.

Accommodation



Front & Entrance

Driveway, mature bushes and shrubs.

Additional Picture 3



Entrance Hallway

PVC door with obscure decorative glass, single light pendant, wall light, radiator, carpet, doors to all rooms, under stairs storage cupboard.



Principal Reception Room

Two PVC windows to front aspect, two single light pendants, two radiators, electric fire, carpet.



Principal Reception Room Second Angle



Second Reception Room

PVC sliding door to rear garden, single light pendant, wall light, radiator, carpet.



Additional Picture



Kitchen

PVC window to rear aspect, PVC door with obscure glass to rear aspect, spotlights, single light pendant, part tiled walls, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, four ring gas hob, chimney style extractor fan above, electric oven and grill, space for white goods, inset stainless steel sink with draining board, boiler, radiator.



Kitchen Second Angle

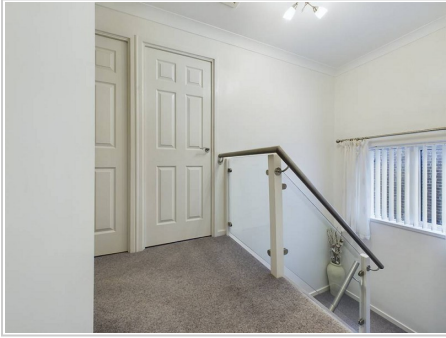


Kitchen Third Angle



WC

PVC window with obscure glass to side aspect, single light pendant, tiled walls, tiled floor, ladder style radiator, WC with inset flush, wash hand basin inset to vanity unit.



First Floor Landing

PVC window to side aspect, single light pendant, carpet, storage cupboard, loft access, doors to all rooms.



Bedroom 1

PVC window to rear aspect, single light pendant with fan, radiator, built in wardrobe and vanity unit, wash hand basin inset to vanity unit.



Additional Picture 2



Bedroom 2

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



Bedroom 3

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



Bathroom

PVC window with obscure glass to side aspect, spotlights, tiled walls and tiled flooring with under floor heating, bath unit with overhead shower, wash hand basin, WC with inset flush, extractor fan.



Bedroom 4

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

Rear Garden

Wooden fence boundary, mature trees and shrubs, lawn area, paved patio area.

Rear Garden 1

Patio Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

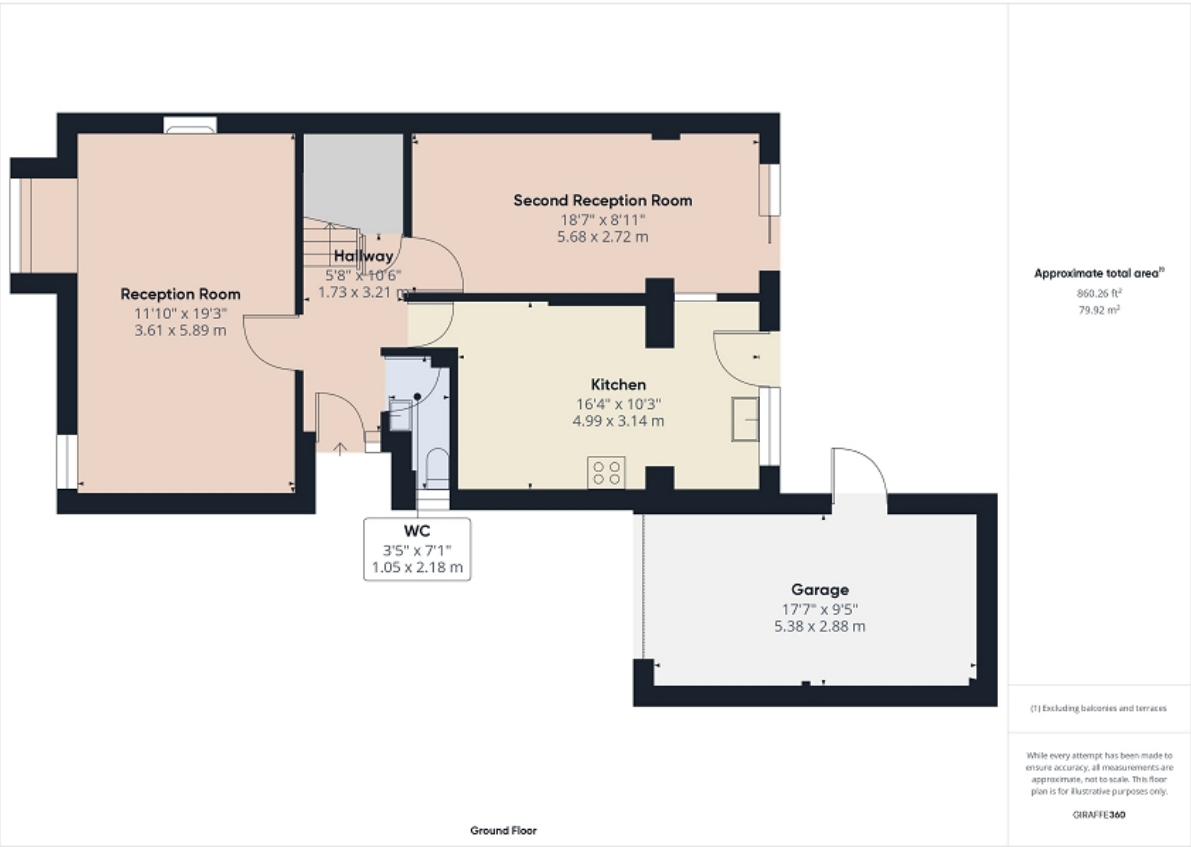
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



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.