



Edwards & Co
property sales & lettings

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Guenever Close,
Thornhill,
Cardiff.
CF14 9AH.

Guide Price: £325,000



- Three bed semi detached family home in Thornhill.
- Generous living accommodation throughout.
- Open plan kitchen/ dining area opening up on to rear garden.
- Modern three piece bathroom.
- Additional downstairs WC.
- Superbly located close to all local amenities.
- Walking distance to local bus stops and train stations.
- Fantastically modernised throughout with lovely presentation.
- Driveway providing off road parking.



Ref: PRA53397

Viewing Instructions: Strictly By Appointment Only

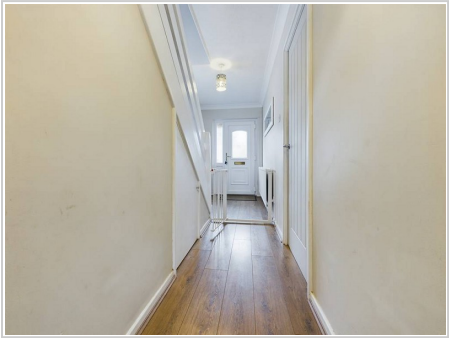
General Description

Beautifully presented three bed semi detached family home in the sought after location of Thornhill Edwards & Co are delighted to offer for sale this well presented spacious home nestled in a lovely quiet street in Thornhill that has been modernised throughout. This home offers a spacious Kitchen dinner with modern kitchen opening up into the rear garden, three good size bedrooms, upstairs family bathroom with well maintained enclosed rear and front gardens and driveway parking. MUST BE VIEWED!!

Accommodation

Front & Entrance

Paved driveway, dwarf brick wall, lawn area.



Entrance Hallway

PVC door with obscure decorative glass, PVC window to side aspect, single light pendant, wood effect flooring, radiator , under stairs storage and storage cupboard/cloak room, doors to all rooms.



Additional Picture

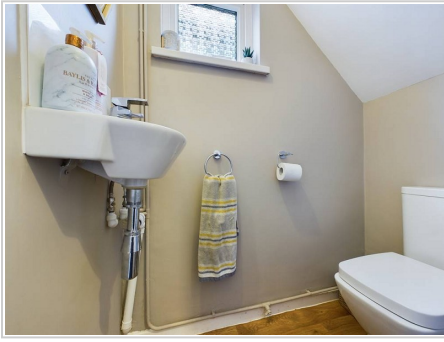


Principal Reception Room

PVC window to front aspect, single light pendant, wood effect flooring, electric fire with wooden surround, radiator, bifold doors leading though to dining room.



Principal Reception Room Second Angle



WC

PVC window to side aspect with obscure glass, single light pendant, wood effect flooring, WC with inset flush, wash hand basin.



Kitchen/Dining Area



Dining Area

Bifold door opening up from reception room, PVC sliding door to rear garden, single light pendant, wood effect flooring.



Kitchen

PVC window to rear aspect, PVC window to side aspect, PVC door with obscure glass to rear aspect, a range of base and wall mounted cabinets with contrasting square edge countertops, double sink with draining board, gas hob and electric oven, space for white goods, Integrated fridge, freezer and dishwasher, single light pendant, wood effect flooring.



Kitchen Second Angle



Kitchen Third Angle



First Floor Landing

PVC window to side aspect, carpet, doors to all rooms, loft access, storage cupboard housing boiler.



Bedroom 1

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



Bedroom 2

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



Bathroom

PVC window with obscure glass to rear aspect, single light pendant, tiled walls, vinyl flooring, radiator, bath unit with over head shower and glass shower screen, wash hand basin, WC with inset flush.



Bedroom 3

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



Rear Garden

Wooden fence boundary, paved patio area, lawn area, mature bushes and shrubs, apple tree.



Rear Garden 2



Patio Sitting Area

Side Access

Wooden gate providing side access to the front of the property and storage space.

Services

Mains electricity, mains water, mains gas, mains drainage

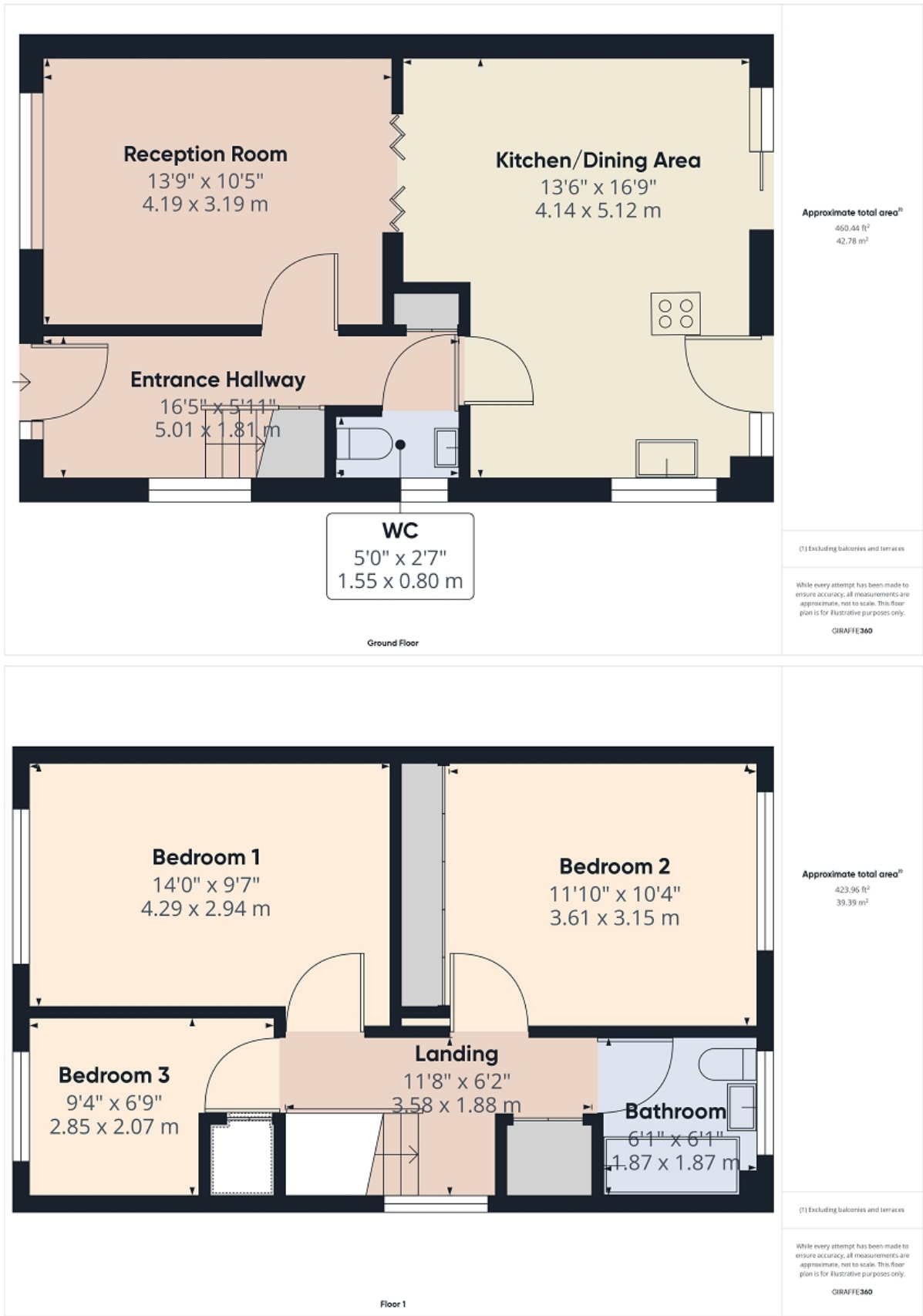
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



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.