Edwards & Co
property sales & lettings

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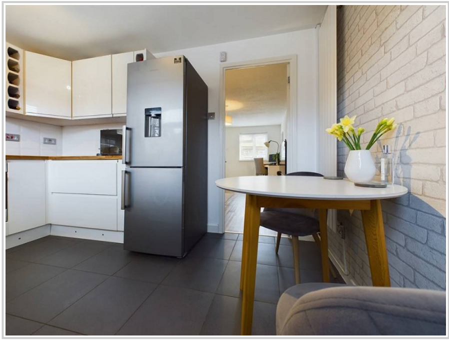
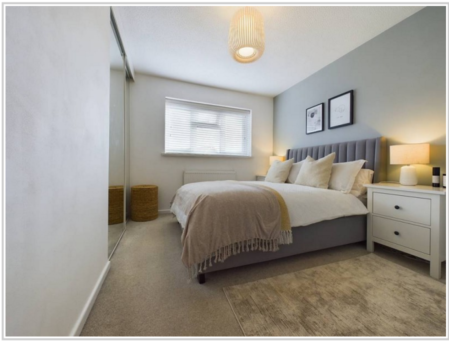
Cherry Down Close,
Thornhill,
Cardiff.
CF14 9DJ.

Guide Price: £240,000





- Two bedroom end of terrace home in Thornhill.
- Modern kitchen with space for small dining table.
- Bright main reception room opening on to kitchen
- Two double bedrooms with built in storage cupboards.
- Dedicated parking space.
- Private and enclosed rear garden with side access.
- Close to all local amenities.
- MUST BE VIEWED.

Ref: PRA53399

Viewing Instructions: Strictly By Appointment Only

General Description

Modern and stylish two bedroom end of terrace home in Thornhill. Edwards & Co are pleased to offer this enviably located property in a quite cul-de- sac in Thornhill. The property offer modern living accommodation consisting of reception room, modern kitchen diner opening on to rear garden, two spacious double bedrooms and modern three piece bathroom. This property also benefits from off road parking. Viewing's recommended.

Accommodation

Front & Entrance

Walkway leading to property, stone area, one parking space, wooden gate providing side access to rear garden.

Entrance to property

Entrance Hallway

PVC door with decorative glass, LVT flooring, carpeted stairs , single light pendant, radiator, door leading to reception room.

Principal Reception Room

PVC window to front aspect, single light pendant, LVT flooring, radiator.

Principal Reception Room Second Angle

Additional Picture

Kitchen

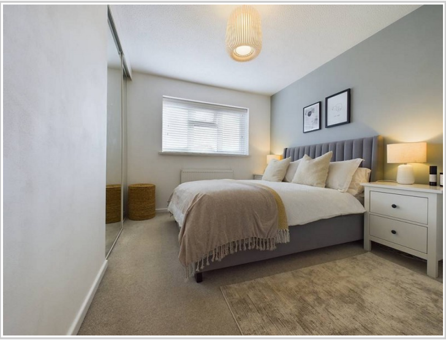
PVC window to rear aspect, PVC door leading to rear garden,modern fitted kitchen with matching wall and base units with wood effect work surface, Inset sink and drainer,tiled splash-back electric oven with hob above & chimney style extractor,space and plumbing for under counter washing machine, space for free standing fridge/freezer, wall mounted boiler, tiled flooring ,radiator.

Kitchen Second Angle

Kitchen Third Angle

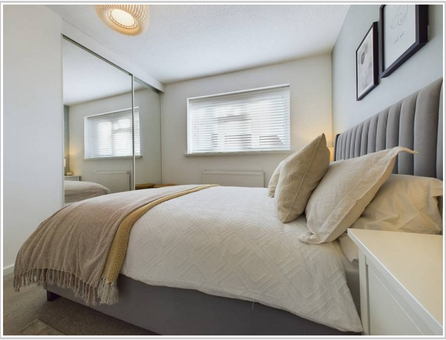
First Floor Landing

Singe light pendant, carpet, doors to all rooms.



Bedroom 1

PVC window to front aspect, single light pendant, carpet, radiator, fitted wardrobe with mirrored doors.



Additional Picture 2

Bedroom 2

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

Bathroom

PVC window with obscure glass to rear aspect, single light pendant, tiled walls, tiled flooring, WC with inset flush, bath with overhead shower, wash hand basin, ladder style radiator.

Rear Garden

Wooden fence boundary, two patio areas, lawn area, side access, shed, mature bushes and shrubs.

Rear Garden 1

Services

Mains electricity, mains water, mains gas, mains drainage

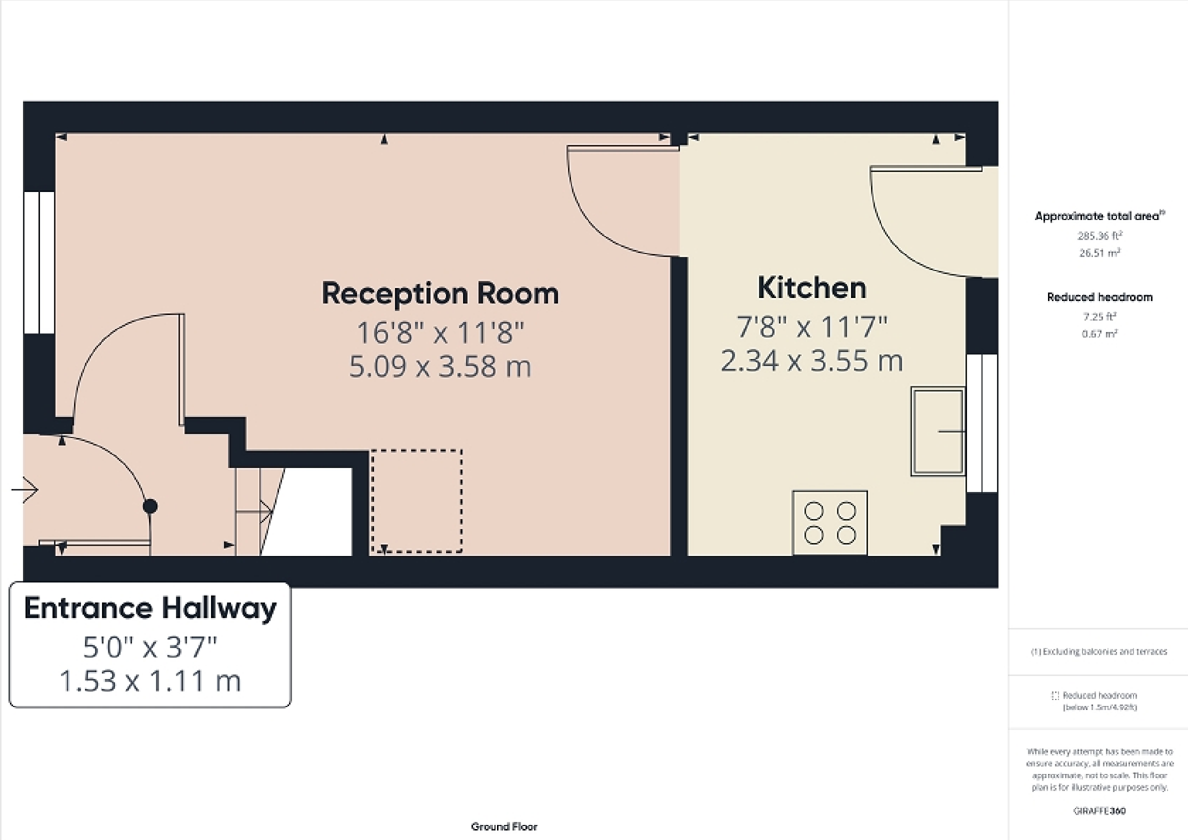
EPC Rating:62

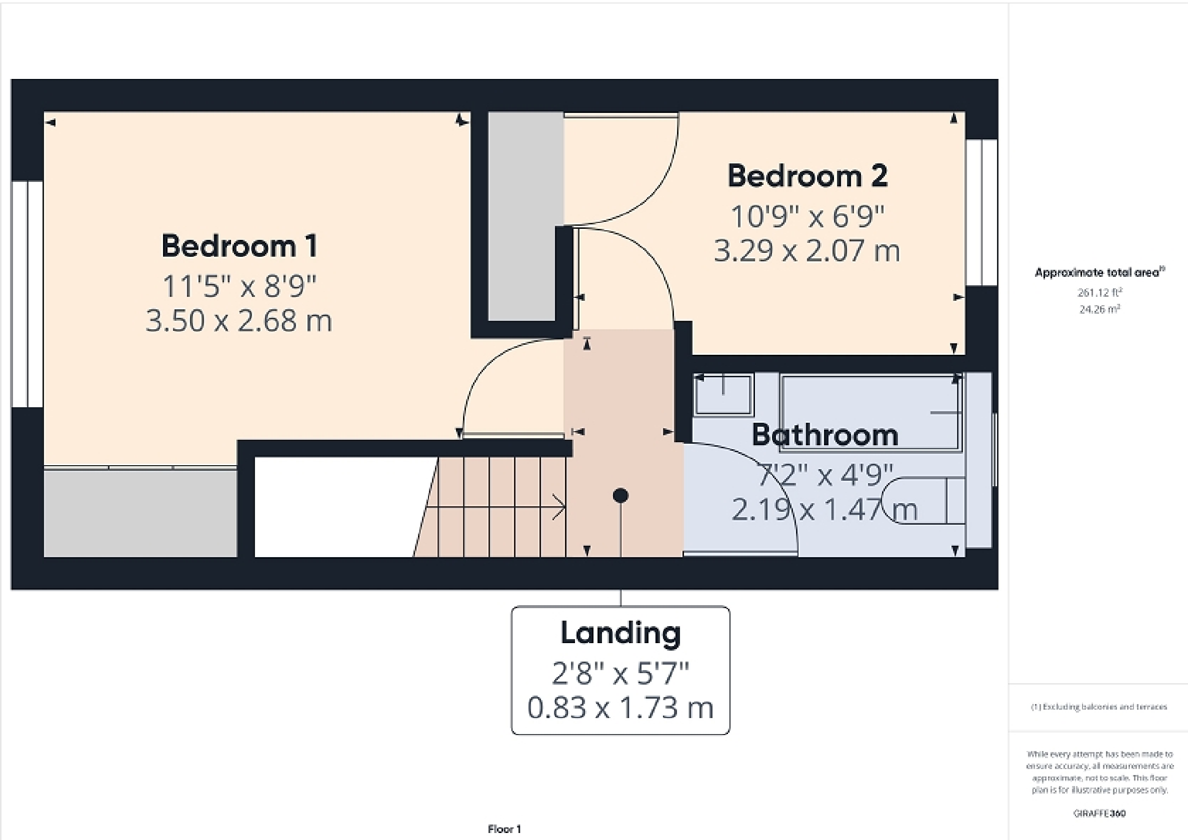
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.