



Edwards & Co
property sales & lettings

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

Cheriton Drive
Thornhill
Cardiff
CF14

Guide Price : £375,000



- Link detached 3/4 bedroom home in Thornhill
- Excellent size main reception room
- Spacious kitchen/breakfast room
- Converted garage with family room/bedroom, kitchenette and shower/wc
- 3 excellent size bedrooms to first floor + family bathroom
- Driveway parking and front garden
- Private and enclosed rear garden
- Fully re decorated and re carpeted throughout
- In walking distance to local amenities
- MUST BE VIEWED

Ref: PRA53260

Viewing Instructions: Strictly By Appointment Only



General Description

SUPERB AND SPACIOUS 3/4 BED LINK DETACHED FAMILY HOME IN THE HIGHLY SOUGHT AFTER AREA OF THORNHILL Edwards & Co are delighted to offer for sale this spacious family home with extensive ground floor living spaces and rear garden. Located in the popular location of Thornhill, within walking to local amenities including local shops, doctors, primary and secondary school and the beautiful Cefn Onn Park. The property also boasts an excellent size open plan kitchen/breakfast room plus converted garage with family room, kitchenette and separate utility room. The garage conversion was previously utilised as an annexe for the owners family member. The property has been fully decorated and re carpeted in readiness for sale. MUST BE VIEWED.



Driveway & Front Entrance

Paved driveway, paved pathway to front door and side of property, gated access to rear garden, chipping area, mature shrubs, bushes and trees to surround.



Entrance Hallway

Wood effect composite front door with obscure glass pane, carpet, carpeted stairs to first floor, fuse box, radiator, single light pendant, access to first reception room.



Principal Reception Room

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



Kitchen/Breakfast Area

Tile effect vinyl, PVC door to rear garden with PVC casement window, PVC window to rear aspect, under stair storage cupboard, wall mounted boiler, range of wall, base and drawer units in wood effect with brushed chrome handles and marble effect worktops, inset stainless steel sink and draining board, inset oven and four ring gas hob with stainless steel chimney style extractor fan, wall mounted ladder style radiator, two light fixtures.



Family room/ground floor bedroom

Floor to ceiling wood effect PVC windows to front aspect, wood frame window to utility room, carpet, fuse box, access to utility room, radiator, two four bulb light fixtures.



Kitchenette

Comprising of a range of wall & base units with work surface over, single bowl sink & drainer with mixer tap plus additional filter tap. Space & plumbing for white goods. Sky light.



Ground floor shower room/wc

Tile effect flooring, PVC window in obscure glass to rear aspect, PVC window in obscure glass to side aspect, three piece white suite comprising wc, hand wash basin inset to vanity unit and shower unit with glass screen door and tiled surround, ladder style heated towel rail.



First Floor Landing

Carpet, carpeted stairs to ground floor, airing cupboard housing tank and heating controls, single light pendant, loft hatch access, doors to all first floor rooms.



Bedroom 1

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



Bedroom 2

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



Bedroom 3

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



Bathroom

Tile effect vinyl flooring, part tiled walls, PVC window in obscure glass to rear aspect, three piece white suite comprising wc, pedestal hand wash basin and bath with wall mounted shower and glass screen, wall mounted mirrored unit, large wall mounted mirror, heated towel rail.



Rear Garden

Paved patio area, large lawn, mature shrubs, trees and bushes, storage shed, wooden fence boundaries, gated access to side.

Services

Mains electricity, mains water, mains gas, mains drainage

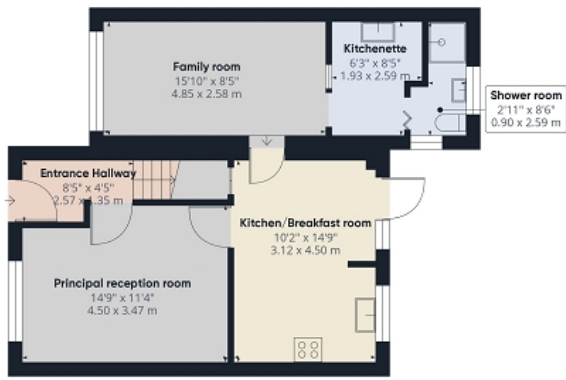
EPC Rating:68

Tenure

We are informed that the tenure is Freehold

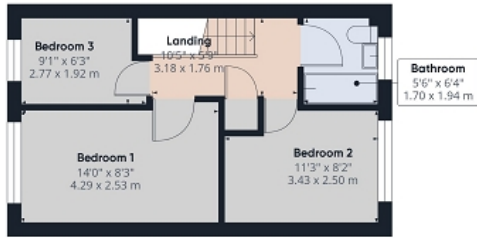
Council Tax

Band E



Ground Floor

Approximate total area⁽¹⁾
 916.65 ft²
 85.16 m²

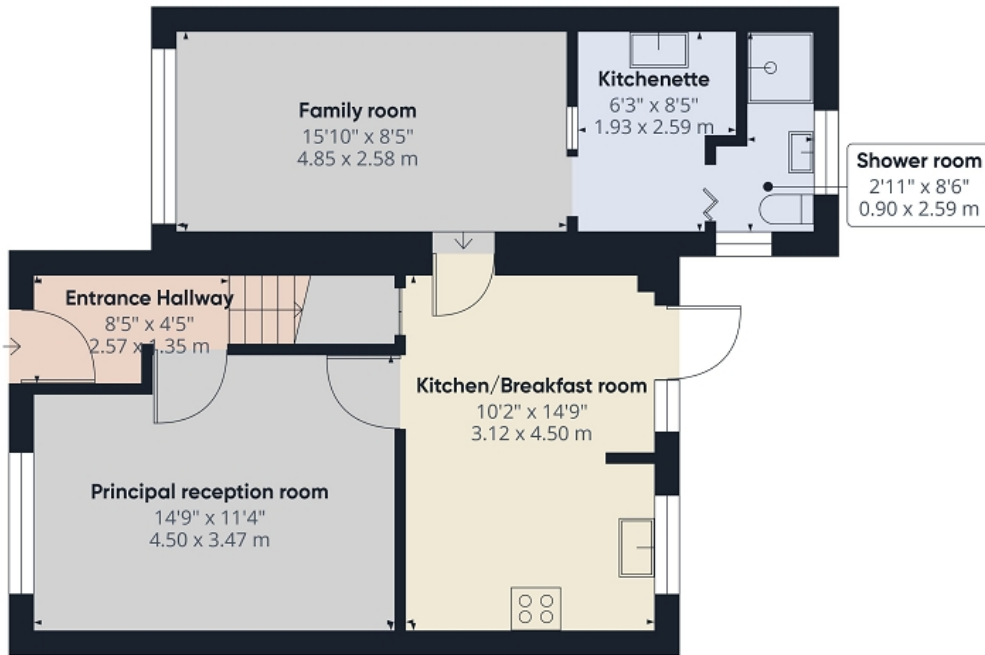


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFTE360



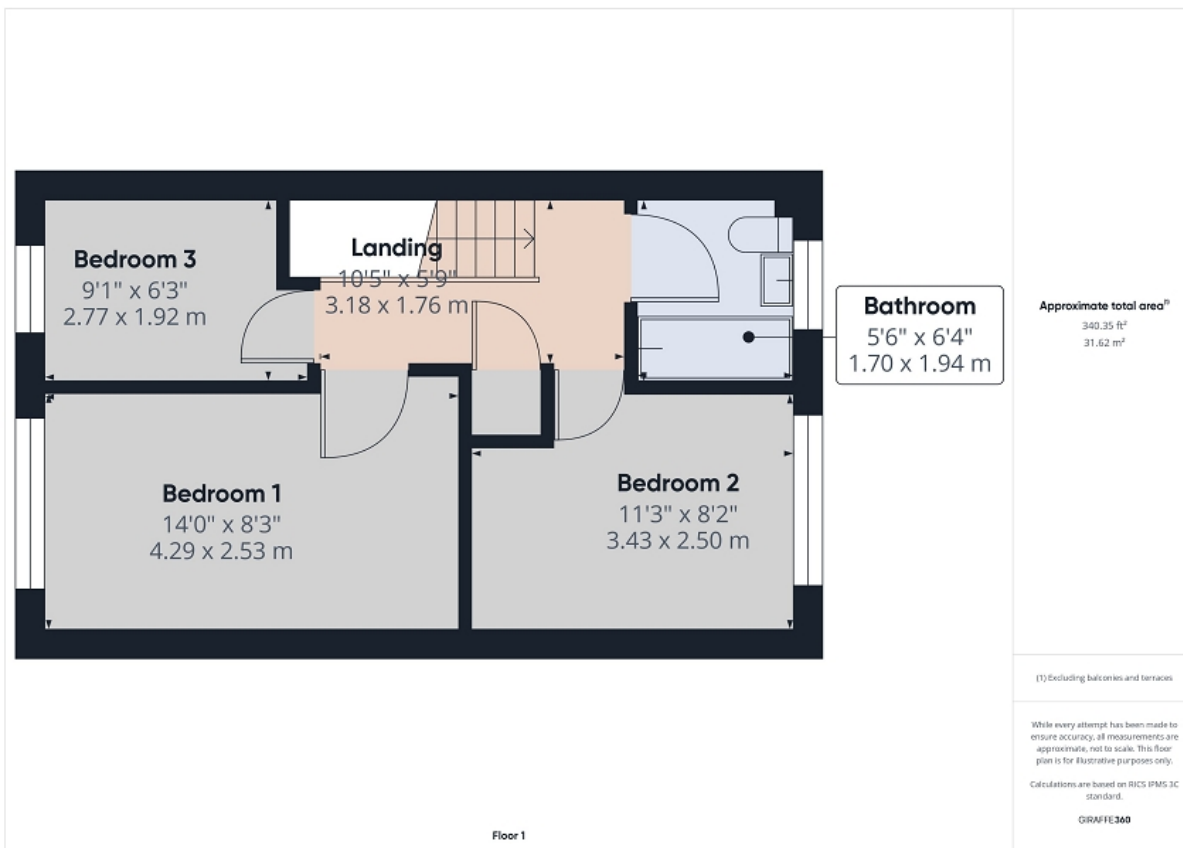
Ground Floor

Approximate total area⁽¹⁾
 576.3 ft²
 53.54 m²

(1) Excluding balconies and terraces

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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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.