



Edwards & Co
property sales & lettings

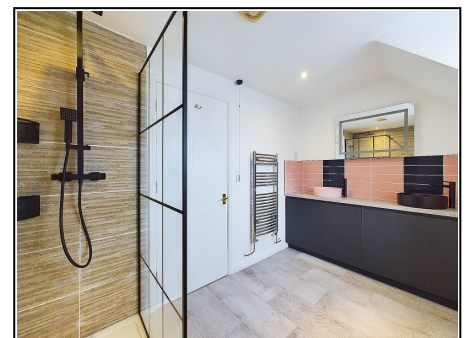
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Ragnall Close
Thornhill
Cardiff
CF14

Guide Price £550,000



- Spacious and extended 4 bedroom 3 storey family home
- Voluminous family room/dining room extension
- Open-plan kitchen to extension
- Principal reception room + snug/tv room
- Master suite with brand new en-suite shower/wc
- 3 further excellent size first floor bedrooms
- Re-furbished family bathroom + ground floor utility/wc
- Private and enclosed landscaped rear gardens
- Detached garage + driveway + front garden
- NO ONWARD CHAIN



Ref: PRA53587

Viewing Instructions: Strictly By Appointment Only

General Description

Exceptionally spacious and extended 4 bedroom 3 storey family sized home Edwards and Co are delighted to offer for sale this fabulous property in Thornhill that offers an abundance of living and bedroom space, together with ample bathroom and shower rooms for the whole family. The rear extension and second floor bedroom and shower suite are something to behold and have to be viewed internally to fully appreciate the space offered. Early viewing's are strongly recommended. Offered to the market with NO ONWARD CHAIN!



Front Garden & Entrance

A deep fronted front garden laid to lawn with mature tree and hedgerow boundary to the right. Block paved pavement and tarmac drive way to front and left hand side.



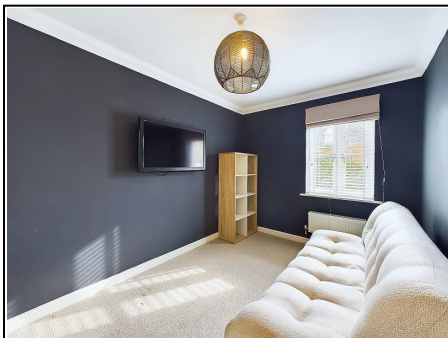
Entrance Hallway

A brightly decorated entrance hallway providing access to principal reception room, tv room/snug and kitchen with carpeted staircase to first floor. Pendant light fitting, radiator, Oak wood flooring.



Principal Reception Room

A spacious, dual aspect main living space with uPVC window to front and side, French doors opening to family room extension, carpeted floor, brightly decorated, pendant light fitting and radiators.



Snug/Television Room

Separate ground floor reception room with modern decoration, carpeted floors, uPVC window to front aspect, radiator and pendant light fitting.



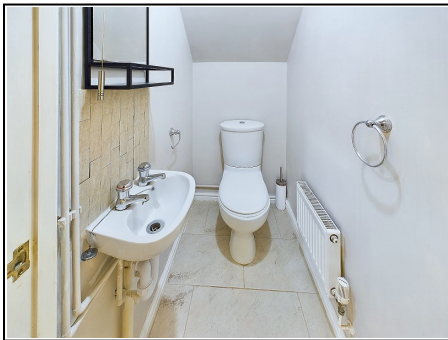
Kitchen

Modern fully fitted kitchen with a range of white and blue wall and base units, white quartz work tops, tiled floor, spotlights to the ceiling. Gas hob with extractor, double oven and grill, inset sink with mixer tap, space for fridge and space for wine cooler, integrated dishwasher. Open plan to dining room/family room.



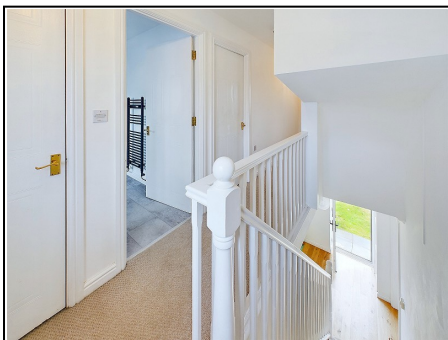
Family room/dining room

A fabulously proportioned ground floor extension being open-plan to the kitchen area. Formerly a large conservatory, the room has recently had a new 'warm' roof conversion with Velux roof lights and plaster boarded ceiling. Pendant ceiling and wall light fittings, radiators. Oak flooring, brightly decorated. French doors to rear garden.



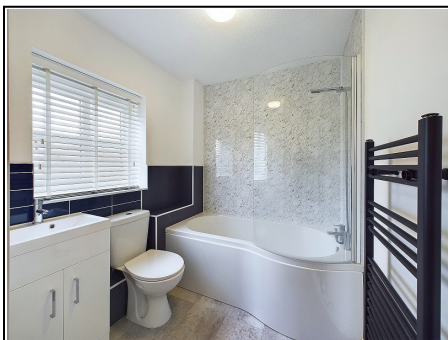
Utility Area/Ground Floor WC

Door leading off kitchen to utility area plumbed for laundry appliances and with separate door to w/c area with close coupled w/c, wall mounted wash hand basin, radiator and ceiling light. Painted walls, part tiled splash back, tiled floor.



First Floor Landing

Brightly decorated walls, carpeted floor and painted balustrade. Doors accessing family bathroom, bedrooms 2, 3 and 4 plus boiler cupboard. Carpeted staircase to second floor.



Family Bathroom

Modern and recently re-fitted family bathroom comprising of white panelled shower-end bath with shower over and mixer tap, close coupled w/c and vanity unit wash hand basin. Part tiled and part painted walls and ceiling, vinyl flooring, towel rail radiator, ceiling light and uPVC window with obscured glazing overlooking the rear aspect.



Bedroom 4

A larger-style single bedroom with uPVC window overlooking the rear aspect. Modern decor, carpeted floor, ceiling light and radiator.



Bedroom 3

An excellent-size double bedroom with uPVC window overlooking the front aspect. Modern decor, carpeted floor, pendant light and radiator.



Bedroom 2

Bedroom 2 is the largest of the first floor bedrooms, again with uPVC window overlooking the front aspect. Modern decor, laminate flooring, pendant light fitting, radiator.



Staircase to Second Floor

Carpeted staircase from first floor to small landing with access door to master suite.



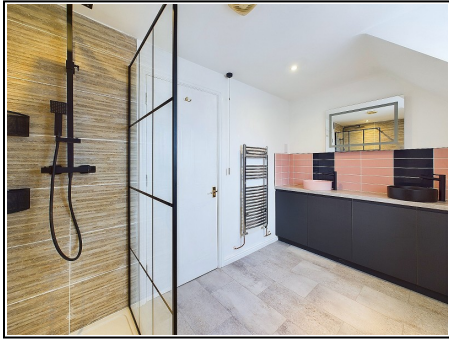
Master bedroom with en-suite shower room

The master-suite occupies the entire second floor of the property with inter-connecting hallway and dressing area adjacent to en-suite and comprises of as follow:



Master Bedroom

Large double bedroom, bright decor, carpeted flooring, radiators and spotlights to ceiling. Small dormer with uPVC window over looking the front aspect and Velux windows to the rear aspect. Open hallway to dressing are and en-suite.



En Suite Shower Room

A spacious and very recently re-furbished en-suite shower room/wc with 'his and hers' sinks with contrasting tiled splash backs and vanity unit storage below, close coupled w/c, walk in shower with rainfall shower, mixer tap and glazed shower screen. Small dormer with uPVC window overlooking the front aspect.



Rear Garden

A stylishly landscaped rear garden with separate lawn and large porcelain paved terrace. Private and enclosed and enjoying a north westerly aspect the garden is bordered by wooden fencing.



Driveway

Ample tarmacadam driveway parking leading to detached garage and access to rear garden.



Garage

Brick and rendered detached single garage with pitched tiled roof and up and over garage door.

Agents Opinion

This simply has to be one of the most spacious and best value for money detached houses in the area. Nestled at the head of this very desirable cul-de-sac, the extended ground floor living space is in abundance and you'll not be short of bedroom and bathroom space over the upper 2 floors either. Absolutely fantastic; must be viewed!

Services

Mains electricity, mains water, mains gas, mains drainage

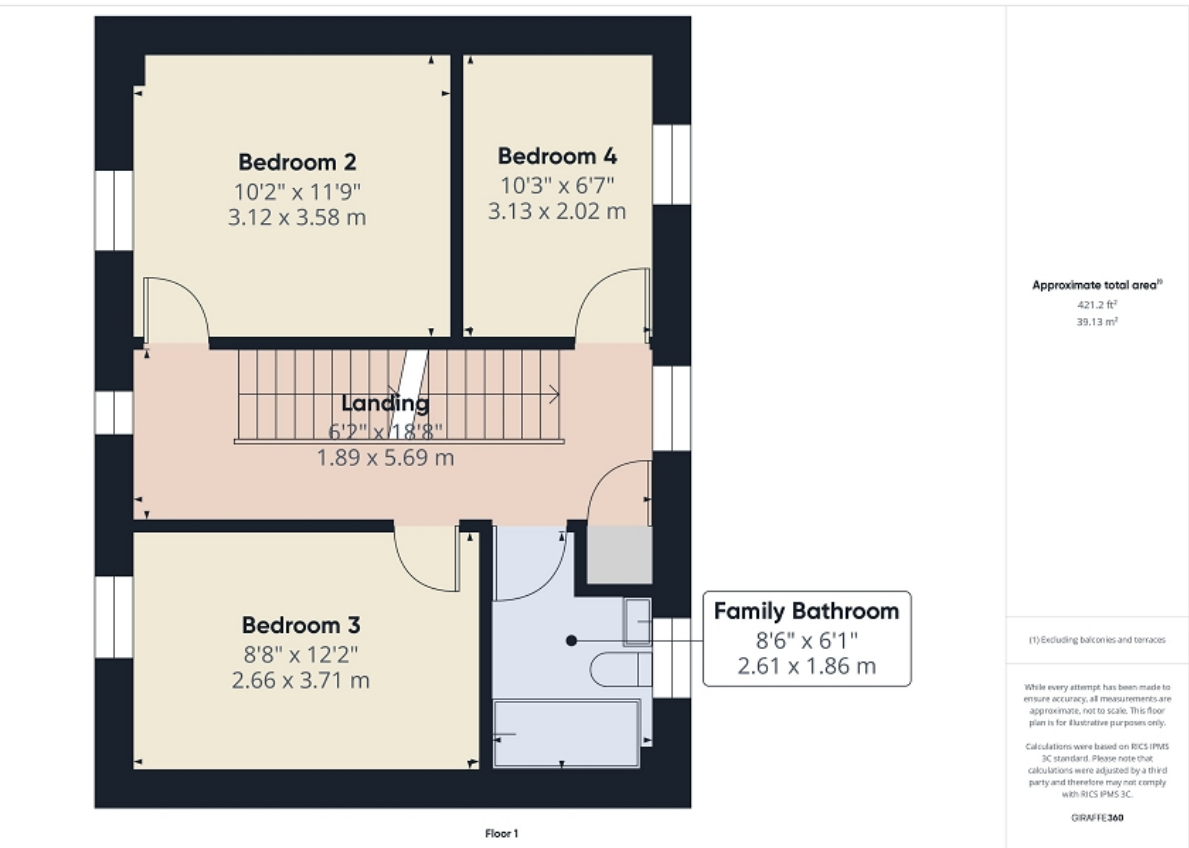
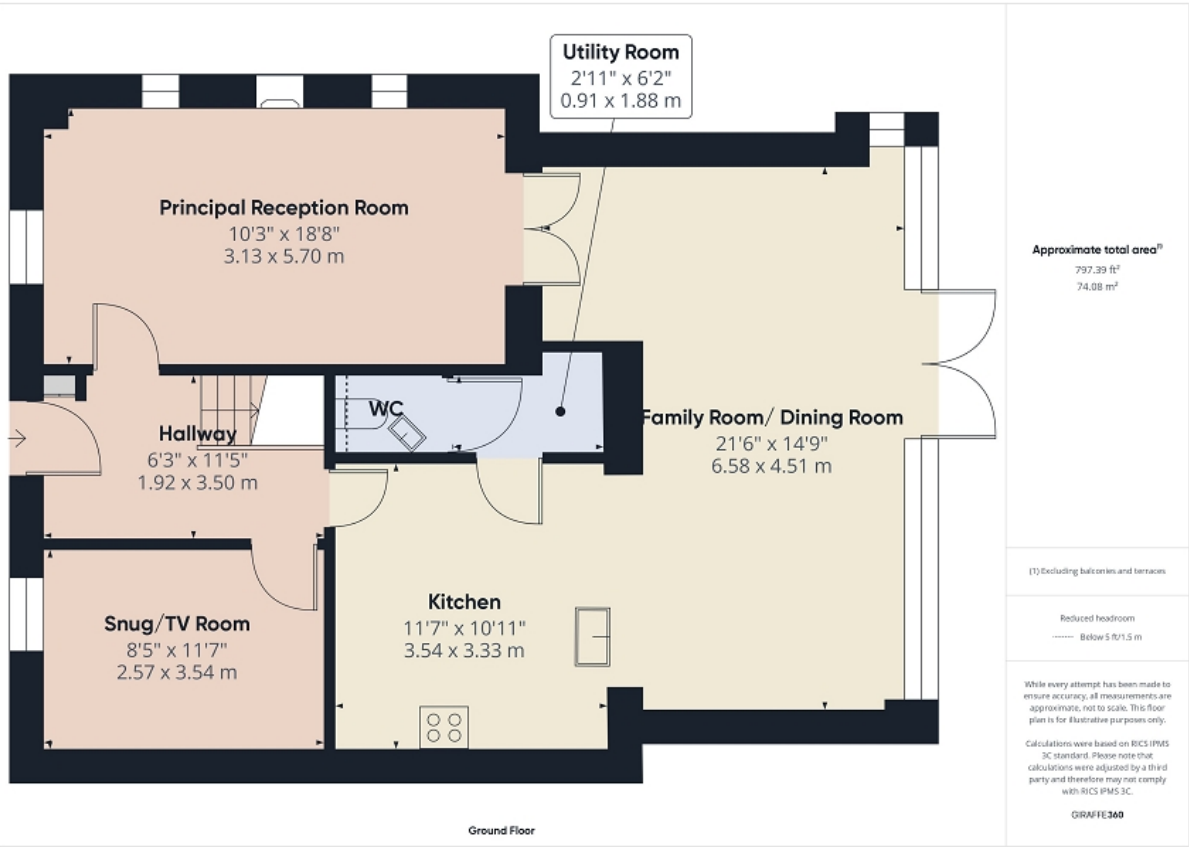
EPC Rating:77

Tenure

We are informed that the tenure is Freehold


Council Tax

Band Not Specified






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	77	
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(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.