



**Edwards & Co**  
property sales & lettings

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

Brookview Close  
Thornhill  
Cardiff  
CF14

Guide Price £435,000



- Fabulous 4 bedroom detached family home
- Spacious main reception room/dining room
- Additional dining/family room opening to rear garden
- Fully fitted kitchen and utility room
- Main bedroom with en-suite shower /wc
- 3 further bedrooms - 1 double and 2 singles
- Family bathroom with jacuzzi bath + ground floor w/c
- Private and enclosed rear garden + superb front garden
- Attached garage with power and light
- NOT TO BE MISSED



Ref: PRA53609

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Enviably located 4 bedroom detached family-sized home in Thornhill\* Edwards and Co are delighted to offer for sale this fabulous detached home in this quiet cul-de-sac setting. The property offers all the space required for today's growing families with 2 excellent size reception rooms and 4 well-proportioned bedrooms, the main bedroom with en-suite shower/wc. Must be viewed to be fully appreciated.

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### Driveway & Front Entrance

Lengthy tarmacadam driveway adjacent to front garden leading to garage and side access.

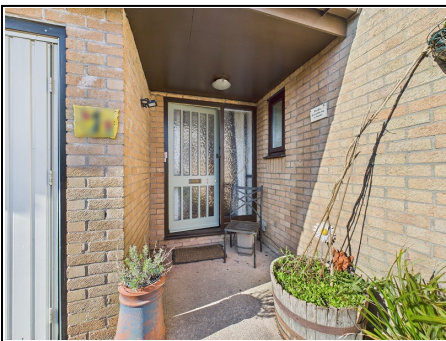
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### Front Garden

A deep lawn garden with mature hedgerow screening and beautiful heather lined boundary adjacent to driveway.

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### Entrance Porch

Covered storm porch providing sheltered access to entrance hallway via wooden glazed door. Outside lighting.

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### Entrance Hallway

Brightly decorated and inviting entrance hallway with papered and painted walls, laminate floor and access doors to kitchen, principal reception, dining room and w/c. Carpeted staircase to first floor.

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## Ground Floor WC

Ground floor facility comprising of close coupled w/c and wash hand basin, window to front aspect.

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## Principal Reception Room

An excellent size main reception room with room for lounge suite and dining table if so desired. Brightly decorated with papered walls and laminate floor. 2 windows (1 bay window) to front aspect and one to side. Feature fireplace with coal effect gas fire. 2 radiators.



## Dining Room

Another very good size reception room ideal for a dining room or family room opening to the rear garden. Bright decor, tiled floor, patio doors to rear garden.



## Kitchen

Well proportioned fully fitted kitchen with a range of light-oak coloured wall and base units. Freestanding Hotpoint cooker with gas hob and extractor above, sink and drainer, laminate work tops. Window to rear aspect, radiator.



## Utility Room

Matching fitted unit to kitchen, laminate work tops, plumbed for washing machine, space for fridge freezer, uPVC door to rear garden.



## First Floor Landing

'L' shaped landing providing access to all bedrooms and family bathroom. Papered and painted walls, carpeted floor, loft hatch, airing cupboard. Window to side aspect with obscured glazing.



## Bedroom 1 with En Suite Shower Room

Double bedroom with ensuite facility and fitted wardrobes, brightly decorated and carpeted floor. Window to rear aspect, radiator and door to ensuite.



## En Suite to Bedroom 1

Quadrant shower cubicle with mixer shower, close coupled w/c and vanity unit wash hand basin, window to side aspect.



## Bedroom 2

Another excellent size double bedroom this time with the window overlooking the front aspect, bright decor, carpeted floor, radiator.



## Bedroom 3

A larger style single bedroom, currently utilised as the home office/study. Window to rear aspect, light decor, carpeted floor, radiator.



## Bedroom 4

A brightly decorated single bedroom with uPVC window overlooking the front aspect. Papered walls, carpeted floor, radiator.



## Family Bathroom

A well-proportioned first floor family bathroom with white 3 piece suite comprising of panelled bath with jacuzzi style jets with shower over, close coupled w/c, wash hand basin, towel rail radiator, window to side aspect, tiled walls and floor.

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## Rear Garden

An excellent size and north-westerly facing rear garden with paved seating/ outdoor entertaining areas and planted borders. Access to front and access door to garage. Well-defined boundaries.

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## Agents Opinion

Tucked away at the head of its ample driveway and front 'heather-lined' garden is this lovely 4 bed home. The property offers excellent-size accommodation and the scope to modernise if so desired, however the property is already very well decorated and maintained. Must be viewed to fully appreciate.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

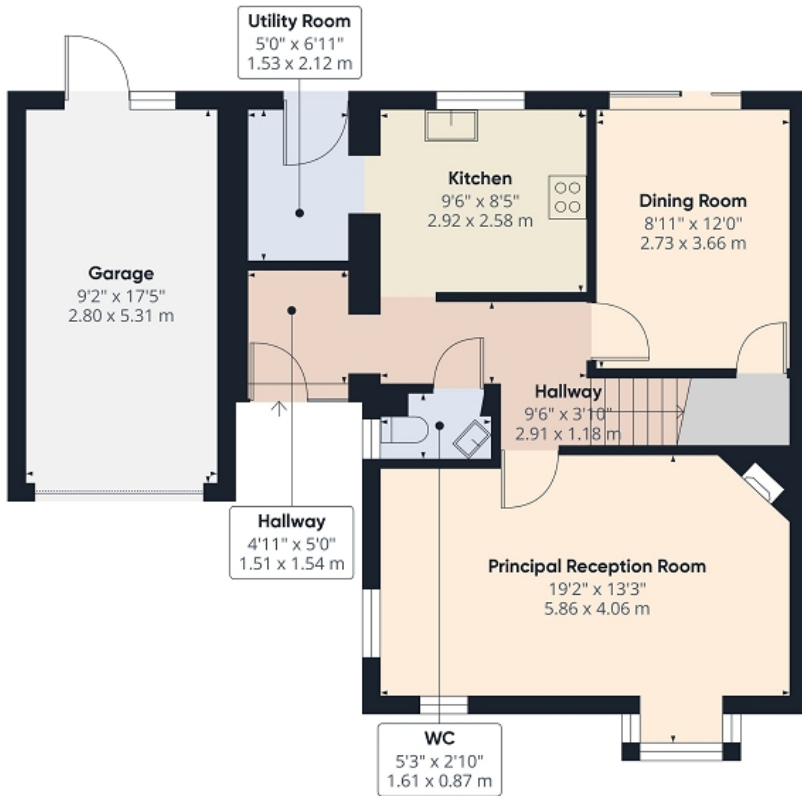
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F

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Ground Floor

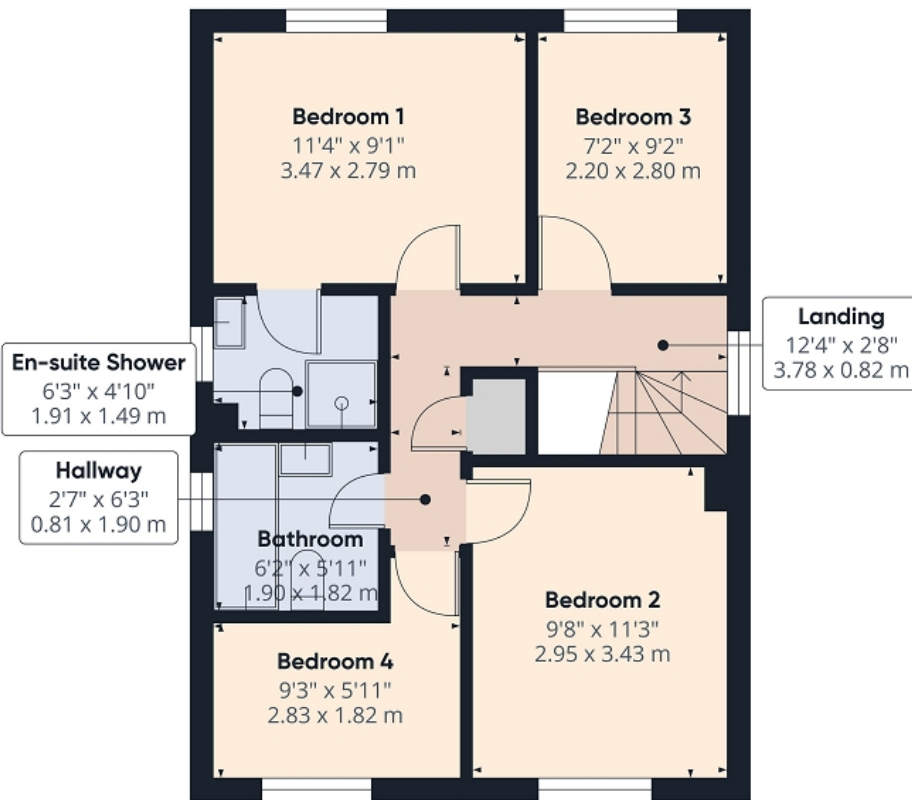
Approximate total area<sup>(1)</sup>  
735.29 ft<sup>2</sup>  
68.31 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFTE300



Floor 1

Approximate total area<sup>(1)</sup>  
467.58 ft<sup>2</sup>  
43.44 m<sup>2</sup>

(1) Excluding balconies and terraces

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GRAFTE300



Approximate total area<sup>(1)</sup>  
1202.87 ft<sup>2</sup>  
111.75 m<sup>2</sup>




(1) Excluding balconies and terraces

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GRAFFI:300


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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.