



Edwards & Co
property sales & lettings

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**Pinecrest Drive
Thornhill
Cardiff
CF14**

Guide price £220,000



- Ideally located 2 bedroom home in Thornhill
- Spacious lounge/dining room
- Sizeable fitted kitchen
- 2 excellent size bedrooms
- First floor bathroom
- Off road parking to front + additional parking space
- Lengthy rear garden and terrace
- Exceptional potential to improve/extend if desired
- First class location close to all amenities
- MUST BE VIEWED



Ref: PRA53679

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located 2 bedroom home with parking and gardens in Thornhill Edwards and Co are delighted to offer for sale this 2 bedroom property, ideally located at the top end of Thornhill close to local amenities and road and rail links with the City centre and beyond. The property offers exceptional potential.

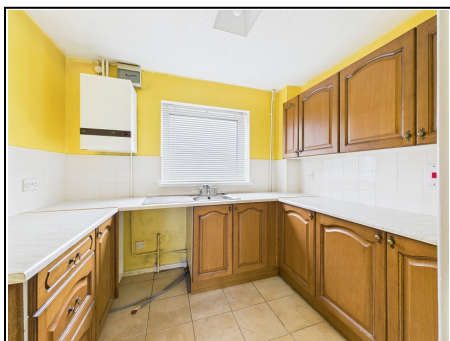


Parking Area

Paved off-road parking area and pathway leading to front door with covered storm porch. There is also an additional hardstand single parking space located a short distance from the property.

Entrance Hallway

Entrance hallway with doors off to kitchen and lounge/dining room. Pendant light fitting.



Kitchen

Traditional oak fronted fitted kitchen with an impressive range of wall and base units. Space for kitchen and laundry appliances. Central pendant light fitting, wall mounted boiler, window to front aspect.



Lounge/Dining Room

An excellent size lounge open-plan dining room with bright decor, carpeted floor and stairs leading to first floor. PVC access door with glazed side panels leading out to terrace and rear garden.

First Floor Landing

Carpeted landing with doors off to bedrooms 1 and 2 and bathroom. Loft hatch and pendant light fitting.



Bedroom 1

An excellent size double bedroom with modern decor, carpet, PVC window, pendant light fitting and radiator.



Bedroom 2

A very good size single bedroom with bright decor, carpeted floor, PVC window, radiator and pendant light fitting.



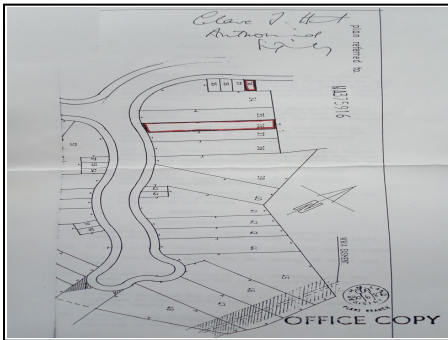
Bathroom

A good sized first floor bathroom with white 3 piece suite and electric shower over the bath. Fully tiled walls, light fitting, window with obscured glazing.



Rear Garden

A very well-proportioned rear garden with lawn and spacious paved terrace.



Parking Space

Additional single hardstand parking space a short distance from the property (outlined in red)

Agents Opinion

Although evidently requiring an element of modernisation this property nonetheless offers exceptional potential in a highly desirable location towards the Lisvane end of Thornhill. Must be viewed to be fully appreciated.

Services

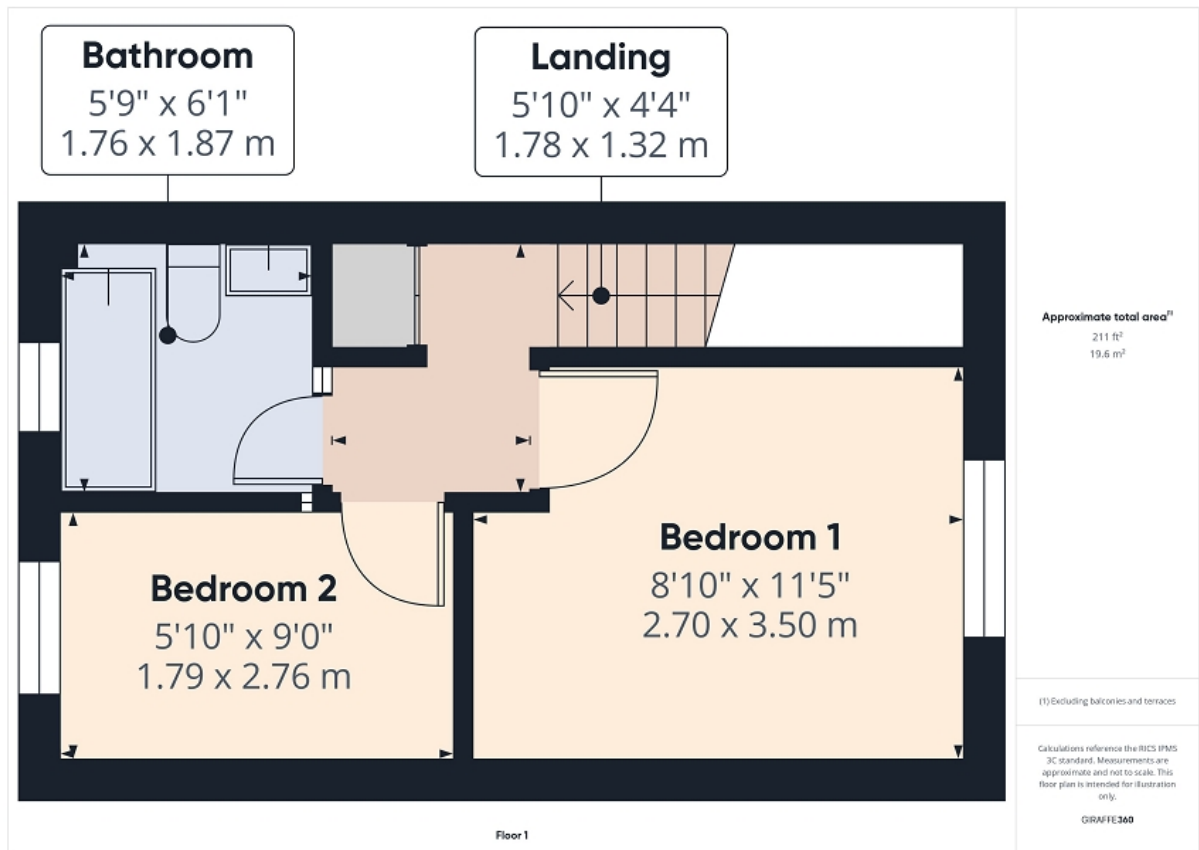
Mains electricity, mains water, mains gas, mains drainage

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

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.