



Thornhill Road
Cardiff
CF14

POA



- Superb and spacious 3 bedroom family-sized home in Rhiwbina
- Open plan front reception room and family room/dining room
- Additional sitting room
- Bright and contemporary kitchen/dining room
- Ground floor shower room/wc
- 3 excellent size bedrooms
- First floor family bathroom
- Lengthy rear garden with patio terraces
- Ideally located and first class schools catchment
- NOT TO BE MISSED

Ref: PRA53715

Viewing Instructions: Strictly By Appointment Only

General Description

Impressive, spacious and much loved 3 bedroom family sized home with large garden Edwards and Co are delighted to offer for sale this fabulous semi-detached property in Rhiwbina. With its ample gated driveway parking area and private and enclosed westerly facing gardens, this really is a must see property. The property boasts 3 reception rooms plus a modern kitchen/dining room and 2 bathroom/shower rooms. Not to be missed.



Front Entrance

Gated access to ample driveway parking area.



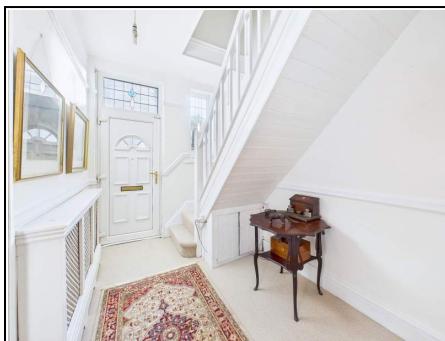
Driveway

Ample multiple vehicle tarmacadam parking area to front and side of property. Brick boundary wall.



Entrance to property

PVC entrance door with ornate glazed panel above.



Entrance Hallway

Spacious entrance hallway providing access to ground floor reception rooms and carpeted staircase to first floor.



Family room/dining room

This inviting living room features a well-proportioned layout, creating a comfortable and welcoming atmosphere. Natural light streams in through large windows, enhancing the spacious feel of the room. The soft, neutral decor complements a variety of interior styles, while the plush carpet adds warmth underfoot. The room is designed for both relaxation and socialising, making it a perfect space for gathering with family or friends. Open plan to front reception room.



Front Reception Room

The spacious additional reception room features a bright and welcoming atmosphere with generous natural light flowing through multiple windows. The room is characterised by a neutral colour palette, complemented by soft textures that add warmth. A neutral-toned carpet enhances the comfort of the space, while decorative elements contribute to a classic aesthetic.



Sitting room

This room features a spacious layout with natural light filtering through large windows, creating a welcoming atmosphere. The flooring is covered with neutral carpeting, enhancing the comfort of the space. The decor includes decorative wall elements. There is easy access to the kitchen/dining room, which contributes to the open flow of the layout.



Kitchen/Dining Room

This kitchen features a spacious layout with ample natural light, enhanced by large windows overlooking the rear garden. The walls are designed with a combination of painted finishes and tiled accents, providing a clean and modern aesthetic. The flooring is composed of ceramic tiles, offering durability and ease of maintenance. The area allows for a functional work zone, creating an inviting atmosphere perfect for cooking and dining. Utility space plumbed for washing machine to far end. Door to shower room/wc and rear door to terrace and garden.



Shower Room

Modern shower cubicle with electric shower and sliding glazed door. Door to separate wc.



Ground Floor WC

Ground floor facility with wc and wall mounted wash hand basin. Tiled walls and floor.



First Floor Landing

First floor landing providing access to all bedroom and family bathroom. Loft access.



Bedroom 1

Bedroom 1 is a particularly spacious double bedroom offering a bright and inviting atmosphere, complemented by large windows that allow natural light to fill the room. The neutral colour scheme enhances the sense of space, creating a calm and relaxing environment. The room features plush carpeting, adding to the overall comfort. With its generous layout and ample wardrobe space, it provides scope for personalisation and potential for various decor styles.



Bedroom 2

Bedroom 2 is another spacious bedroom that features a bright, airy atmosphere with natural light streaming through large windows. The room is decorated in soft, neutral tones, creating a calming environment. The flooring is warm and inviting, while the overall layout provides ample space for movement.

Bedroom 3

Bedroom 3 is a sizeable single bedroom with views across the rear garden. Currently used for storage (photo to follow).



Family Bathroom

Spacious bathroom with traditional 3 piece suite and shower over bath. Tiled walls and vinyl flooring.



Paved Terrace

An excellent size outside seating/entertaining area overlooking the rear garden.



Rear Garden

A lengthy, private and enclosed rear garden laid predominantly to lawn with well defined boundaries and mature trees and planted borders.



Garage

Brick and render single garage with up and over garage door.

Agents Opinion

This is a fabulous and larger than average 3 bedroom family sized home set on an impressive and very private plot in Rhiwbina. The home has been in the same family for many years and appears to have been very well maintained and improved over the years. This really is one not to be missed.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

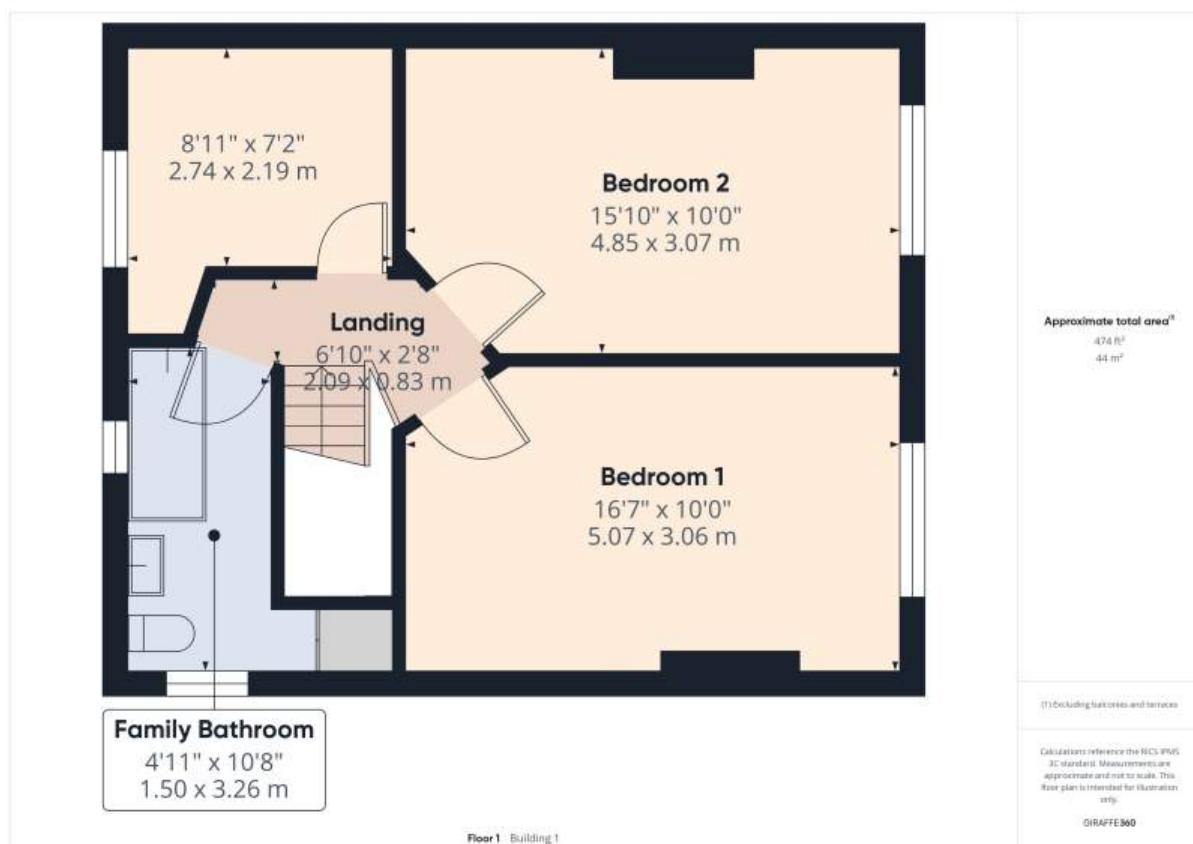
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Garage

15'9" x 10'5"
4.82 x 3.18 m

Approximate total area⁽¹⁾
163 ft²
15.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative purposes only.

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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1285 ft²
119.3 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
below 5 ft 11.5 in

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative purposes only.

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Ground Floor Building 2



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	
(69-80)	C	
(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 (CO₂) 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.