



**Edwards & Co**  
property sales & lettings

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

Garrick Drive  
Thornhill  
Cardiff  
CF14

Offers Over £375,000



- Spacious and extended 4 bedroom family home
- Bedroom 1 with en-suite and dressing area
- 2 further double bedrooms + 1 single bedroom
- Open-plan lounge to family room
- Spacious kitchen/dining room
- Family bathroom + ground floor w/c
- Ample driveway parking + car port
- Private and enclosed rear garden + decked and paved terraces
- First Class catchment for Welsh and English schools
- NOT TO BE MISSED!



Ref: PRA53865

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Ideally located and extended 4 bedroom family-sized home in Thornhill\* Edwards and Co are delighted to offer this spacious semi-detached property located in Garrick Drive, Thornhill. The property benefits from having a spacious lounge open-plan to the family room, an excellent size kitchen/dining room and ground floor w/c together with 4 first floor bedrooms, the principle having a dressing area and en-suite shower w/c, and family bathroom. To the front is ample driveway parking and an under-croft car parking space and to the rear is a private, westerly facing, garden with lawn and both decked and paved terraces. The property is within easy access of Llanishen Village centre and also the Sainsbury's supermarket. MUST BE VIEWED TO BE FULLY APPRECIATED.

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### Driveway & Front Entrance

Large tarmacadam driveway suitable for multiple vehicles leading to car port and entrance. Lawn area and mature hedge boundary. Side access leading to rear garden

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### Car Port

Under-croft parking for one vehicle.

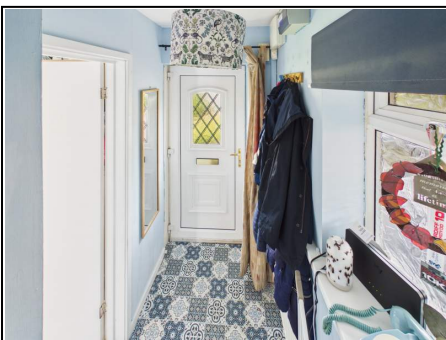
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### Storm Porch

Covered storm porch and access to entrance hallway.

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### Entrance Hallway

Entrance hallway with side window and carpeted stairs to first floor. Door to lounge.

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## Lounge/Family Room

Spacious and open-plan principle living space with laminate flooring and modern decor. Door to kitchen.

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## Lounge

Principle living area as depicted with large window to front aspect.

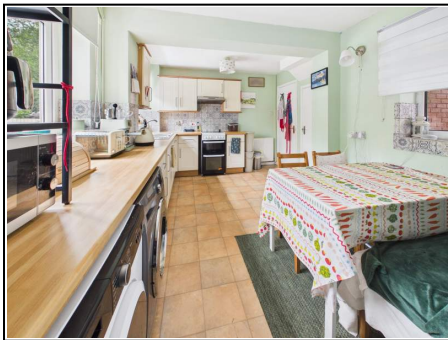
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## Family Room

Open-plan to lounge area, Modern decor. French doors to paved terrace and rear garden.

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## Kitchen/Dining Room

Sizeable and extended kitchen with dining area and w/c off.

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## Kitchen

Ample floor and wall units with laminate work tops. Space for cooker and utility appliances. Window to rear aspect. Door to paved terrace.

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## Dining Area

Ample space for dining table and chairs. Window to front aspect.

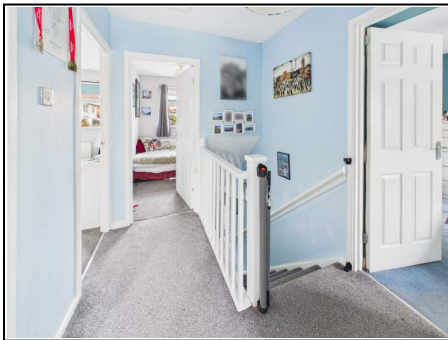
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## Ground Floor WC

Doorway off kitchen into ground floor w/c. Window to side aspect.

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## First Floor Landing

Spacious first floor landing with access door to all bedrooms and family bathroom. Loft hatch.

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## Bedroom 1 with En Suite & Dressing Area

An excellent size principle bedroom suite with large dressing area and en-suite shower room/wc to front aspect. Window overlooking rear garden.

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## Bedroom 1 Second Angle

As depicted.

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## Dressing Area

As depicted.



## En Suite to Bedroom 1

En-suite with shower cubicle, w/c and wash hand basin. Window with obscured glazing to front aspect.



## Family Bathroom

Family bathroom off landing with white 3 piece suite with shower over the bath. Window with obscured glazing to rear aspect.



## Bedroom 2

An excellent size double bedroom with carpeted floors and modern decor. Large window to front aspect.



## Bedroom 3

Another good size double bedroom this time with it's window overlooking the rear garden Carpeted floor and modern decor.



## Bedroom 4

A well-proportioned single bedroom/home office with space for a 3/4 size double guest bed as depicted if desired. Window to front aspect.

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## Rear Garden

A really well-proportioned and very private, westerly facing, garden with well-defined boundaries, lawn area and terraces. Side access to driveway.

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## Rear Garden Second Angle

As depicted.

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## Rear Garden Third Angle

AS depicted.

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## Paved Terrace

Sizeable, paved, outdoor entertaining space looking out towards rear garden.

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## Decked Terrace

Raised deck terrace seating area.

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## Agents Opinion

This really is a well-proportioned and ideally located family-sized home that needs to be viewed to fully appreciate the space on offer here. The property benefits from ample parking and a fabulous rear garden. Early viewings are strongly recommended.

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## Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

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## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:66

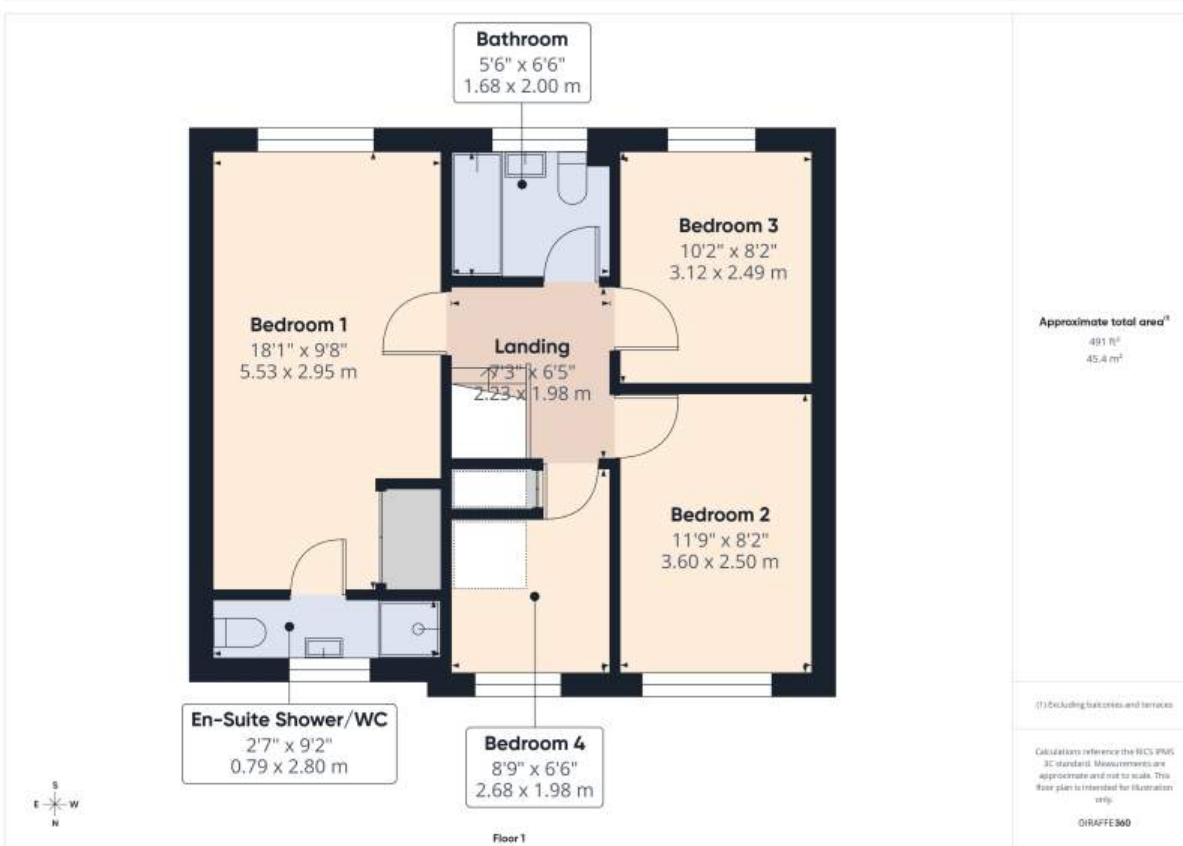
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(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.