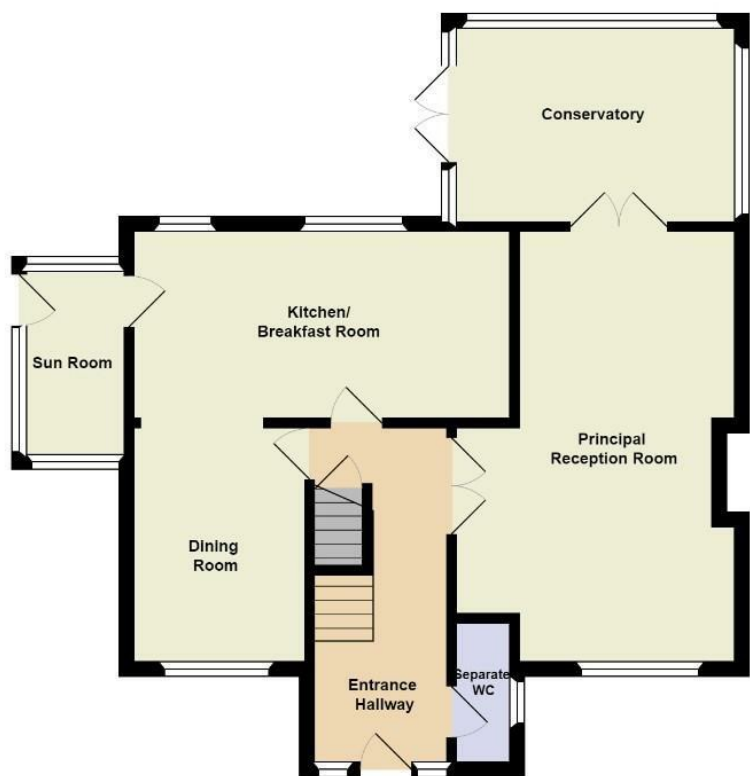


Jeffrey Ross

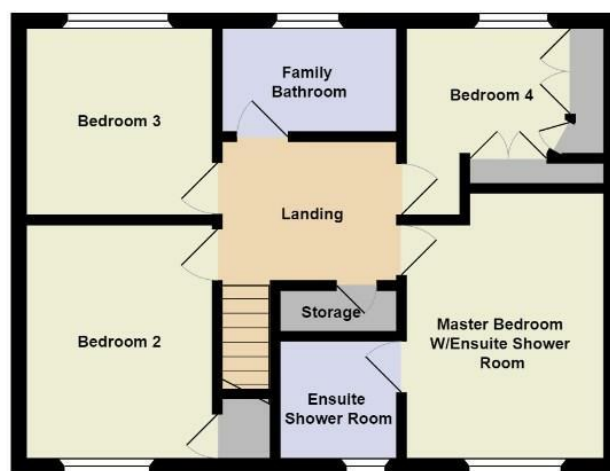
STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



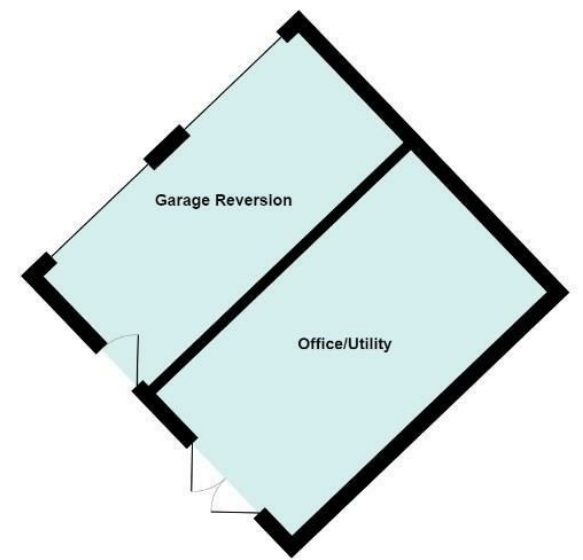
BRIARMEADOW DRIVE
THORNHILL



Ground Floor
Area: 78.3 m² ... 842 ft²

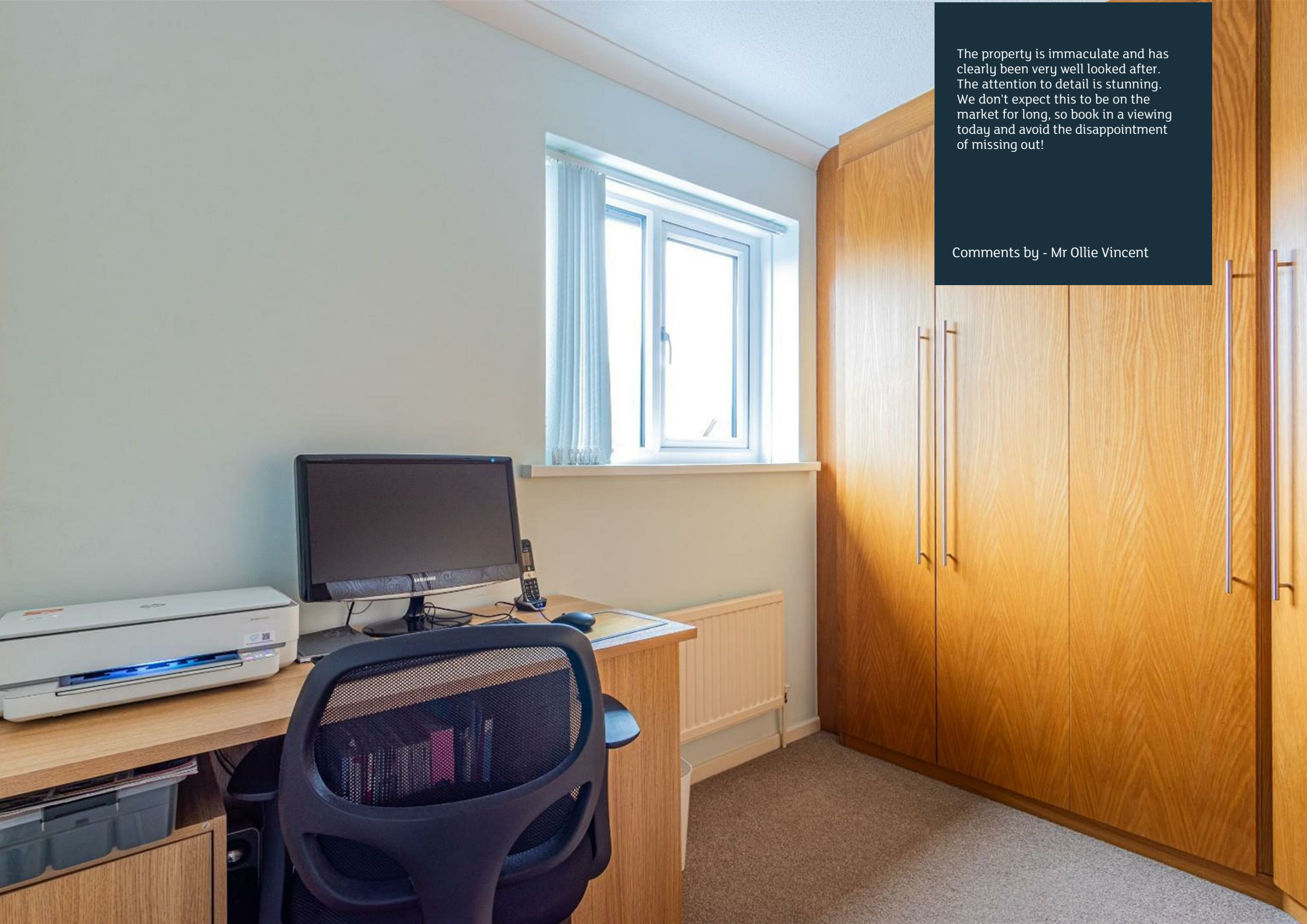


First Floor
Area: 55.3 m² ... 595 ft²



Garage Reversion
Area: 28.3 m² ... 305 ft²

21 Briarmeadow Drive
Total Area: 161.9 m² ... 1743 ft²
All measurements are approximate and for display purposes only



The property is immaculate and has clearly been very well looked after. The attention to detail is stunning. We don't expect this to be on the market for long, so book in a viewing today and avoid the disappointment of missing out!

Comments by - Mr Ollie Vincent



BRIARMEADOW DRIVE

THORNHILL, CF14 9FB - OFFERS IN THE REGION OF £615,000



4 Bedroom(s)



2 Bathroom(s)



1743.00 sq ft

Recently reduced to sell!

- Chain Free -

Jeffrey Ross are pleased to bring to market this superb 4 bedroom detached family home located in a desirable Thornhill address..

The property is Immaculately presented with brand-new Leekes UPVC windows, 'Solidor' front door and modern oak doors to ground floor

The ground floor comprises of entrance hallway with beautiful oak flooring, an impressive reception room with electric blinds, modern radiators and an Elgin & Hall Wall mounted electric fire with RC, conservatory with tinted glass roof, brand-new window blinds, power & heating with views out to the huge, private, beautifully maintained, landscaped south-west facing, wrap-around garden with small planted trees and a variety of mixed shrubs, that's not overlooked at all, with a heavy duty 18x10 log lap shed / Wokshop on concrete base and a separate garden shed.

Back inside, you'll find the nicely proportioned open-plan dining room/kitchen boasts a brand new fitted 'Leekes' kitchen with quartz worktops, upstands and sills, bespoke breakfast bar, under counter lights, integrated NEFF and Bosch appliances and remote controlled electric blinds, recently fitted Leekes sun-room with power, and a separate WC.

The first floor comprises of master bedroom with en-suite bath/shower room, a 2nd bedroom with a fitted wardrobe over the stairs. The 3rd Bedroom has a Juliet balcony looking out over the garden. Additional 4th bedroom / Office with fitted wardrobes and a family bathroom.

Outside, you'll discover block paved sitting area to the front and side. A huge double garage reversion, which includes power, insulation, lighting and an excellent outside office/ home gym. Sweeping double width driveway to front with ample space for at least 4 cars. Enviably located for local amenities and transport links and within just a short distance to Sainsbury's supermarket.

Planning consent for single storey extension to side & double storey extension to rear which is still viable.

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreycross.co.uk





Entrance Hallway
4.98 x 1.96 max (16'4" x 6'5" max)

Kitchen/Breakfast Room
2.78 x 5.60 (9'1" x 18'4")

Dining Room
3.48 x 2.54 (11'5" x 8'3")

Conservatory
2.88 x 4.14 (9'5" x 13'6")

Sun Room
2.72 x 1.44 (8'11" x 4'8")

Separate WC
2.06 x 0.78 (6'9" x 2'6")

Landing
3.69 max x 2.59 (12'1" max x 8'5")

Master Bedroom W/Ensuite Shower Room
3.95 max x 2.94 (12'11" max x 9'7")

En suite Shower Room
1.74 x 1.73 (5'8" x 5'8")

Bedroom 2
3.48 x 2.77 (11'5" x 9'1")

Bedroom 3
2.78 x 2.77 (9'1" x 9'1")

Bedroom 4
2.77m max x 2.34m into wardrobe (9'1" max x 7'8" into wardrobe)

Family Bathroom
1.53 x 2.59 (5'0" x 8'5")

Detached Garage Reversion
5.21 x 5.27 (17'1" x 17'3")
The current detached garage reversion is currently split into 2 separate rooms and substantially complete. New garage consumer unit, power and lighting and ceiling sockets ready for power doors. Formally used as an office and could be reinstated by new owner.

Further Useful Information
Year Of Build 1988

Ensuite and cloakroom last refurbished Sept/Oct 2017/ New consumer unit.

Bathroom partly refurbished 2019

New Sun Room fitted by Leeks - 2018

Partially refurbished Kitchen in 2020 - new cooker, hood and hob and wall tiling. R/C electric blinds.

Heavy duty 18x10 log lap shed on concrete base. Lined and insulated. Power, programmable heating and lighting - 2019

New fencing and trellis - 2018

Elgin & Hall R/C electric fire installed in principal reception room Dec 2019

Downlighters fitted under front door and sensor operate garage canopies.

PIR security lamps to front and rear.

Visonic alarm annually serviced by Protec Security Systems.

CH, plumbing, electrics and drains under service contract with British Gas. System power-flushed in 2017, new pump and filter fitted. Hive controlled.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 