



## 4 Oakridge

Thornhill, Cardiff, CF14 9BS

£325,000

HARRIS & BIRT



A three bedroom semi-detached home situated on a cul-de-sac location in the popular location of Thornhill. The home benefits from two reception rooms and kitchen . The first floor accommodation offers two double bedroom and a single bedroom and bathroom. There is off road parking via a private driveway and side access to the rear garden.

Thornhill is located on the northern periphery of Cardiff adjacent to extensive countryside with far-reaching views across the city to the Bristol Channel and England. It is approximately 5 miles north of the city centre and benefits from easy access to the major road networks bringing other major centres within easy commuting distance. Local facilities include Sainsbury's, church, medical centre and pub within a 5 minute walk. A 5 minute drive brings you to Lisvane's village shop, community cabin library, parish church, a public house, village hall. This is an excellent school catchment for all ages including Thornhill Primary, Ysgol Y Wern, Llanishen High School and Ysgol Gyfun Gymraeg Glantaf. The property is an equidistant 10 minute walk from both Lisvane & Thornhill and Llanishen Train Stations just two/ three stops to the City Centre. The property is within a short drive of the City Centre and the M4 corridor. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via UPVC double glazed front door with opaque vision panels into entrance porch. Terracotta tile floor. Painted brick walls and wood panelled ceiling. Doorway leads through into;

#### Entrance Hall 4'10" x 8'2" (1.47m x 2.49m)

Wood effect laid flooring. Straight staircase to first floor landing. Doorway through into ground floor rooms. Skimmed walls and textured ceiling.

#### Living Room 13'5" x 14'3" (4.09m x 4.34m)

UPVC double glazed window to front elevation. Continuation of wood effect floor. Skimmed walls, coved and textured ceiling. Pendant ceiling light. Radiator. Semi-open plan through to;

#### Kitchen/Dining Room 10'8" x 17'0" (3.25m x 5.18m)

Modern fitted shaker style kitchen in a light grey with a range of wall and base units set under and over a wood effect work surface. Features include; 4 ring gas hob, eyeline double electric oven, single bowl China sink and drainer, integrated fridge/freezer behind matching decor panel, integrated dishwasher behind matching decor panel and integrated washing machine behind matching decor panel. UPVC double glazed window to rear elevation. UPVC double glazed patio doors open out onto rear garden. Continuation of wood effect flooring. Skimmed walls and ceiling. LED spotlighting. Radiator. Space for table and chairs. Double wooden doors with UPVC double glazed panes open through into;

#### Study 13'3" x 7'1" (4.04m x 2.16m)

UPVC double glazed window to front elevation. Currently in use as study but could also be used as snug or additional reception room. Continuation of wood effect floor. Skimmed walls, coved and textured ceiling. Pendant ceiling light.

### First Floor

#### Landing 8'11" x 6'4" (2.72m x 1.93m)

Accessed via straight carpeted staircase from entrance hall. Skimmed walls and textured ceiling. Access to loft via hatch. Radiator. Carpet flooring. Pendant ceiling light. Doorways through to all first floor rooms.

#### Bedroom One 13'5" x 10'7" (4.09m x 3.23m)

Good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Two 8'8" x 10'7" (2.64m x 3.23m)

Another good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light. Wall to wall run of fitted wardrobes.

#### Bathroom 5'7" x 6'4" (1.70m x 1.93m)

Three piece suite in white comprising; panelled bath unit with hot and cold mixer tap and separate shower head fitment, low level dual flush WC and pedestal wash hung basin. Tiled effect vinyl laid flooring. Skimmed walls and textured ceiling. UPVC double glazed opaque window to rear elevation. White heated towel rail.

#### Bedroom Three 8'11" x 6'11" (2.72m x 2.11m)

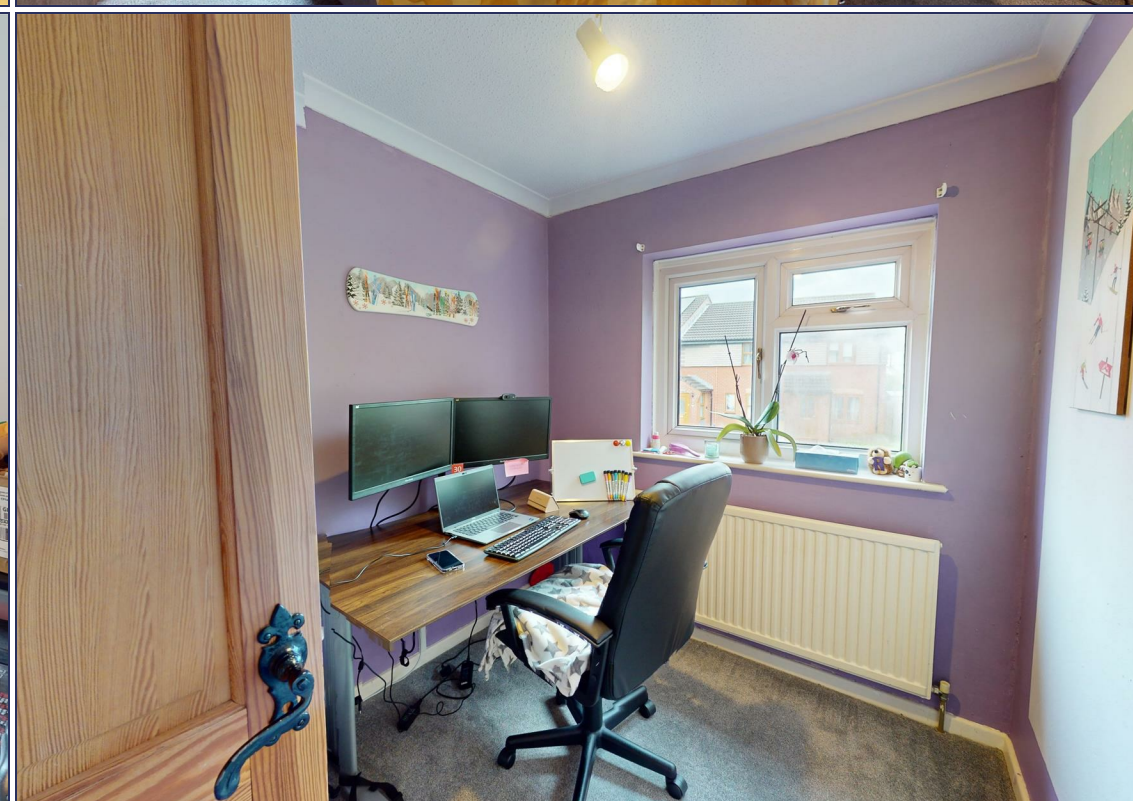
A good sized single bedroom with UPVC double glazed window to rear elevation. Currently in use as study. Radiator. Carpet flooring. Pendant ceiling light.

### Outside

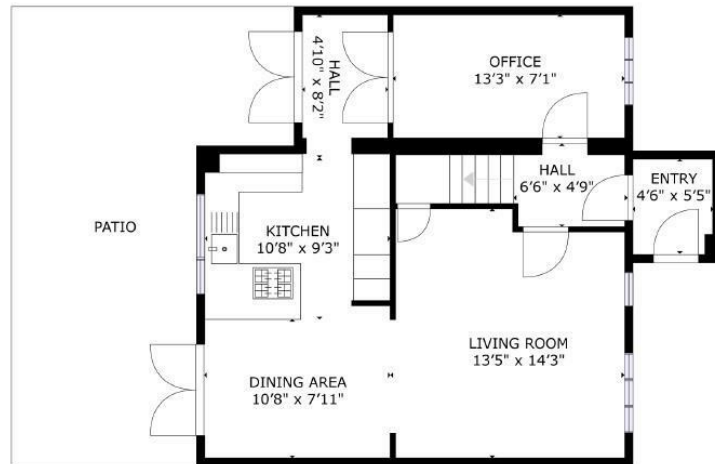
The property is set back from the road via a brick laid driveway with side pedestrian access. To the rear there is an easy to maintain garden with an area of patio slabs off the kitchen/dining room and further are of grassed lawn. The property is kept private via close boarded fencing.

### Services

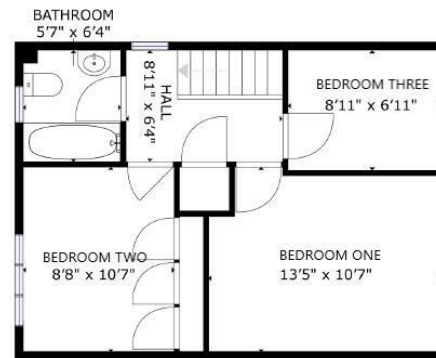
The property is serviced via mains connected gas, electricity, water and drainage. The property benefits from solar panels owned by the current owners which uses a feed-in tariff.







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1: 596 sq.ft, FLOOR 2: 417 sq.ft  
 TOTAL: 1013 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC	



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