



3 Brenig Close

Thornhill, Cardiff CF14 9HH

Offers Over £240,000

HARRIS & BIRT



A well presented two bedroomed mid link property in this desirable Thornhill location surrounded by similar style properties and with accommodation comprising; entrance hallway, open plan living/dining area, a good sized kitchen, two double bedrooms and a family bathroom with shower over bath. Driveway suitable for two cars and well landscaped front and rear gardens.

The property sits within excellent school catchment for all ages including Thornhill Primary, Ysgol Y Wern, Llanishen High School and Ysgol Gyfun Gymraeg Glantaf. Lisvane and Thornhill Train Station is short walk away with easy access into the City Centre, and the M4 corridor and links to other major cities including; Swansea, Newport, Bristol etc. Close Proximity to Cardiff city centre and all its amenity.

Accommodation

Ground Floor

Entrance Hall 3'7" x 8'4" (1.09m x 2.54m)

Wood effect laid flooring. Straight staircase to first floor landing. Skimmed walls and ceiling. Pendant light fitting. Radiator. Doorway through into all ground floor rooms.

Living/Dining Room 13'3" x 16'0" (4.04m x 4.88m)

UPVC double glazed window to front elevation. Fitted carpet. Skimmed walls and textured ceiling. Pendant ceiling light. Radiator. Archway to kitchen;

Kitchen 13'3" x 7'4" (4.04m x 2.24m)

UPVC double glazed window overlooking enclosed rear garden. UPVC door leading to rear. Kitchen is fitted with a range of quality cream matching wall and base units with one and a half sink and drainer, gas cooker, space for washing machine and fridge freezer. Tiled floor. Tiled to splashbacks. Gas central heating boiler. Radiator. Pendant light.

First Floor

Landing 6'5" x 11'5" (1.96m x 3.48m)

Access to loft via hatch. Pendant ceiling light. Doorway access to both bedrooms and bathroom.

Bedroom One 13'3" x 11'0" (4.04m x 3.35m)

UPVC window to front elevation. Radiator. Alcove for wardrobe. Pendant ceiling light. Skimmed walls and textured ceiling.

Bedroom Two 6'6" x 11'5" (1.98m x 3.48m)

UPVC window overlooking to rear elevation. Radiator. Pendant ceiling light. Skimmed walls and textured ceiling.

Bathroom 6'5" x 6'0" (1.96m x 1.83m)

Suite in white comprising panelled bath, wash hand basin, low level dual flush WC. Wood effect flooring. Electric shower over bath. Pendant ceiling light.

Outside

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

Services

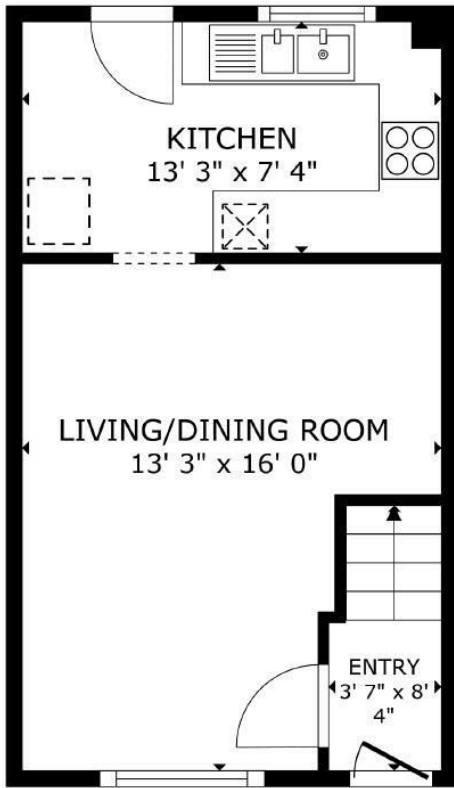
The property is serviced via mains connected gas, electricity, water and drainage. The property benefits from solar panels owned by the current owners which uses a feed-in tariff.

Directions

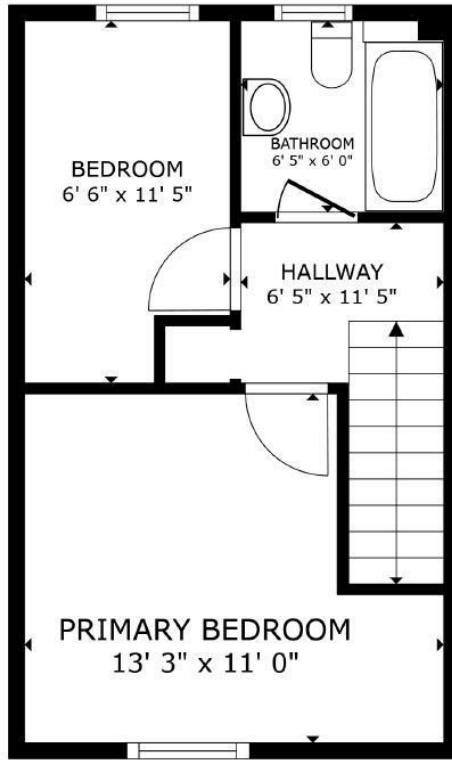
From our offices on 359 Caerphilly Road, Cardiff follow this road past our offices continuing towards Rhiwbina, at the roundabout take the third exit onto Ty Glas Road. At the next roundabout take the first exit onto Heol Hir following this road until the end, turn right onto Excalibur Drive. Turn left onto Amberheart Drive, then left onto Alwen Drive and left onto Brenig Close.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 313 sq.ft. FLOOR 2 301 sq.ft.
 TOTAL : 614 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) 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 & Wales | | EU Directive 2002/91/EC | |

