



Avonridge, Thornhill Cardiff CF14 9AU

welcome to

Avonridge, Thornhill Cardiff

Nestled in a culdesac is this impressive detached spacious family home in Thornhill. With ample internal accommodation, driveway, garage and beautiful rear garden this is a great choice for families looking in this desirable area. Call now to view.



Entrance Hall

Tile flooring, door to cloak cupboard and cloakroom, door to understairs storage, oak banister rail and spindles to first floor, two double glazed window to side, door to lounge and utility room

Cloakroom

Wc, wash hand basin, double glazed window to side, heated stainless steel towel rail

Lounge & Sitting Room

24' 5" x 12' 4" (7.44m x 3.76m)

Two set of double glazed patio door overlooking a superb mature garden, coved ceiling, gas fire with marble surround and hearth, two radiators, TV point, double door to dining room

Dining Room

11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed patio door into the rear garden, coved ceiling, radiator door to kitchen breakfast and family room.

Kitchen/Breakfast

26' 2" x 11' 2" (7.98m x 3.40m)

Solid oak fitted kitchen with wall and base units with curved units a selection of drawers and pullout cupboard and carrousel, integral dishwasher, freezer, double fridge, sink and drainer two eyes level oven, five burner gas hob & extractor hood, wine cooler, TV point, marble work top with breakfast bar, sitting area with wooden flooring radiator with direct access to a spacious garage with could be converted subject to regulation. Door to utility room.

Utility Room

10' 2" x 8' 7" (3.10m x 2.62m)

Wall and base units, sink and drainer, plumbing for washing machine and facilities for further appliances, wall mounted Worcester Bosh 40 KW boiler gas fired boiler, fully tiled, radiator.

Landing

Double glazed window to front, airing cupboard, access to loft. Door to all rooms.

Bedroom One

16' 6" x 11' 2" Minimum (5.03m x 3.40m Minimum)

Double glazed window to rear over looking the local green, a range of Sharp wardrobes , dressing table and drawers, radiator.

Ensuite

11' 8" x 6' 8" (3.56m x 2.03m)

An outstanding ensuite with free standing bath, walk-in-shower , double width wash hand basin with vanity, wc, fully tiled, heated towel rail, door into loft space which has been partially boarded .

Bedroom Two

10' 4" x 13' 1" (3.15m x 3.99m)

Double glazed window to rear, shelving, radiator.

Bedroom Three

11' 1" x 7' 4" (3.38m x 2.24m)

Double glazed window to rear, built-in wardrobes, radiator

Bedroom Four

7' 8" x 8' (2.34m x 2.44m)

Double glazed window to front, radiator, built-in unit.

Family Bathroom

7' 5" x 5' 5" (2.26m x 1.65m)

A three piece suite comprising paneled bath, wash hand basin, wc heated mirror, wall mounted mirrored unit, heated towel rail.

Front Garden

Drive for several vehicles leading to a detached garage, paved court yard, security light.

Garage

18' 10" x 9' (5.74m x 2.74m)

Up and over door to garage with power and light, loft storage, shelving, door to kitchen breakfast room.

Rear Garden

Charming enclosed mature garden with hedging and fencing, laid to lawn with a selection of fruit trees, climbers and flower borders, green house, paved patio, outside tap.



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welcome to

Avonridge, Thornhill Cardiff

- Tastefully extended four bedroom family home.
- Generous lounge & sitting room, separate dining room
- Superb solid oak fitted kitchen & breakfast room
- Utility room, cloak room, high specification ensuite
- Charming garden to rear with very pleasant aspects, drive & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109259 - 0028

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allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk