







welcome to

Reigate Close, Thornhill Cardiff

Nestled in the pleasant suburb of Thornhill, is this mid-terrace three-bedroom home being sold with no onward chain! Situated in a cul-de-sac this home benefits from being close to green spaces, local amenities, and transport links in and out of Cardiff.













Entrance Hall

Telephone point, stairs to first floor, door to lounge

Lounge

21' 5" x 12' 7" max (6.53m x 3.84m max) Double glazed window to front and rear, two radiators, tv point, under stair storage, arch to kitchen

Kitchen

7' 8" x 8' 5" (2.34m x 2.57m)

Fitted with wall and base unit, sink and drainer, plumbing for washing machine, space for cooker, fridge, and freezer, extractor hood, double glazed window to rear, with obscured patio door to rear

Landing

Airing cupboard housing boiler, access to loft

Bedroom One

11' 9" max x 9' 1" (3.58m max x 2.77m)
Double glazed window to front, radiator

Bedroom Two

9' 4" x 8' 8" ($2.84m \times 2.64m$) Double glazed window to rear, radiator

Bedroom Three

6' 6" x 7' 8" max ($1.98m \times 2.34m \text{ max}$) Double glazed window to front, radiator

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m) newly fitted bathroom, bath with shower above, wash basin, radiator, obscured double glazed window to rear

Front Garden

Laid to lawn, shrubs, paved to front door, paved to side

Rear Garden

Enclosed with fencing, stairs to laid to lawn, selection of palm trees, paved patio, outside tap





welcome to

Reigate Close, Thornhill Cardiff

- Chain Free property in Thornhill
- Three-bedroom mid-terrace
- Allocated parking
- Front and Rear Gardens
- Peaceful Cul-de-sac location

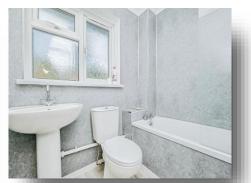
Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£285,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109574



Property Ref: WTC109574 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



whitchurch@allenandharris.co.uk

029 2069 2626



allen & harris

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



Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.