



White Acre Close,
Thornhill, Cardiff,
CF14 9DG



Asking Price
£230,000

2 Bedrooms
House - Terraced

A well-presented two bedroom mid-terrace home tucked away in the quiet cul-de-sac of White Acre Close, Thornhill. Offered with no onward chain and benefiting from current gas and electrical safety certificates, a good-sized enclosed rear garden and private driveway.

This ideal first-time purchase, the home is conveniently positioned within walking distance of Lisvane & Thornhill train station, Cefn Onn Park and a wide range of everyday amenities. The accommodation comprises an entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

Thornhill is a highly regarded residential area in North Cardiff, approximately 5.5 miles from the city centre, with excellent transport connections and easy access to the neighbouring villages of Llanishen and Lisvane. The property is close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are recommended.



ACCOMMODATION

ENTRANCE HALL

Hallway leading to lounge/diner.

LOUNGE/DINER

15'3" x 9'8" widening to 12'11"

A good size rear aspect reception room with double glazed sliding doors to the garden, carpeted floor and radiator panel. Open plan to the kitchen and stairs rising to the first floor.

KITCHEN

12'9" x 7'1"

Fitted with a range of wall and base units with worktops, space and plumbing for washing machine and fridge freezer. Radiator, tiled splash backs, and wall mounted Worcester combination boiler.

LANDING

With loft access hatch, and access to bedrooms and bathroom.



Features

- MID-TERRACE HOUSE
- TWO BEDROOM
- LOUNGE/DINER
- ENCLOSED GARDEN
- DRIVEWAY
- NEAR CEFN ONN PARK
- CLOSE TO LISVANE & THORNHILL TRAIN STATION
- NO ONWARD CHAIN
- VIEWINGS HIGHLY RECOMMENDED

BEDROOM ONE

10'7" max x 10'11"

Rear aspect double bedroom with carpeted floor, double glazed window, radiator and fitted wardrobes.

BEDROOM TWO

6'3" max x 11'10" into recess

Front aspect with carpeted floor, double glazed window and radiator.



BATHROOM

6'3" x 6'2"

Comprising WC, wash basin and bath with shower over. Radiator, part tiled walls and tiled flooring.

OUTSIDE

FRONT GARDEN

With laid lawn and mature borders. Driveway and path to front door.

REAR GARDEN

An enclosed rear garden with decking and gravel area.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 537.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: A



2 BEDROOMS



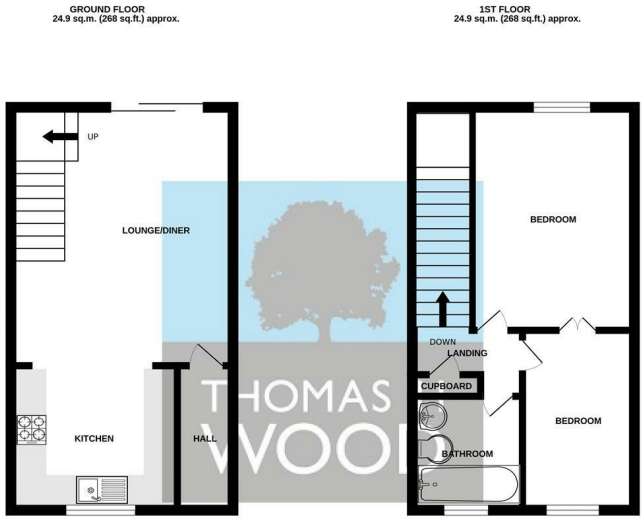
1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C



2 BEDROOM MID LINK
TOTAL FLOOR AREA : 49.9 sq.m. (537 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given to their operation or efficiency over the years.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(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	



CONTACT
sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH
14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH
5 Station Road,
Radyr, Cardiff
CF15 8AA