

# Tintagel Close

THORNHILL, CARDIFF, CF14 9AS

**GUIDE PRICE £180,000**

**Hern &  
Crabtree**





# Tintagel Close

Situated in a quite cul-de-sac in the popular area of Thornhill is this charming one-bedroom terraced home. This property is perfect for a first-time buyer or as an investment opportunity. Situated close to bus links and amenities, this home offers both comfort and convenience.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and offers a comfortable retreat at the end of the day. The bathroom is conveniently located, adding to the functionality of this lovely home. One of the highlights of this property is the enclosed rear garden, providing a private outdoor space where you can enjoy a morning coffee or unwind after a long day. Additionally, the off-street parking ensures convenience for residents.

Whether you're looking to step onto the property ladder or expand your investment portfolio, this property on Tintagel Close is a fantastic opportunity not to be missed.

- Terraced house
- Sought after location
- Off street parking
- EPC - C
- One Bedroom
- Enclosed rear garden
- Bus links and amenities nearby
- Council Tax Band - C



**463.00 sq ft**

#### Entrance Hall

Entered via a composite laminate door with double obscure glazed panels. Laminate flooring, radiator, doors to:

EPC - C

Council Tax Band - C

#### Kitchen

7'2 7'8

Double glazed window to the front. Wall and base units with work tops over, tiled splash back, stainless steel sink and drainer. Integrated four ring electric hob and oven with extractor over. Space and plumbing for a dishwasher, integrated fridge freezer. Tiled flooring.

#### Living Room

10'10 x 14'4

Double glazed window to the rear, double glazed patio door to the rear. Radiator, laminate flooring. Stairs to the first floor.

#### First Floor

Stairs rise up from the living room, landing has a large storage cupboard.

#### Bedroom

11'0 x 10'10

Double bedroom with double glazed window to the rear. Radiator. Built-in storage cupboard. Loft hatch access.

#### Bathroom

7'2 x 7'6

Double glazed skylight window to the front. Part tiled walls, laminate flooring. WC, wash basin, bath with 'Triton' power shower. Radiator.

#### External

##### Front

Driveway to the front , grass area to the side.

##### Rear Garden

Timber fencing, wall to rear. Raised, paved area to the rear with storage shed. Pathway to clothesline. Paved sitting area. Outside light.

#### Additional Information

We have been advised by the vendor that the property is Freehold.





Good old-fashioned service with a modern way of thinking.

