

Camelot Way

THORNHILL, CARDIFF, CF14 9AP

GUIDE PRICE £220,000

Hern &
Crabtree



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This charming two-bedroom terraced home, located on Camelot Way in the highly sought-after area of Thornhill, offers the perfect blend of comfort and convenience. Situated just moments from local amenities, reputable schools, and parks, this property is ideal for first-time buyers, investors, or those looking to downsize.

Inside, the home offers an entrance porch, living room / diner kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and a bathroom - ideal for a small family or as a rental investment. The enclosed rear garden provides a private outdoor space perfect for relaxation or gardening, while the off-street parking ensures convenience.

With its fantastic location and potential for personalisation, this property is not to be missed. Arrange a viewing today and discover the possibilities this lovely home has to offer!

- Two bedrooms
- Sought after location
- Enclosed rear garden
- Off street parking
- Council Tax Band - D
- Terraced property
- Close to amenities
- Great first time buy, investment or downsize
- EPC - C



740.00 sq ft

Entrance Porch

3'9 x 3'3

Entered via a composite door with obscure glazed panels. Laminate flooring.

Living Room / Diner

12'5 x 19'3

Double glazed windows to the front, radiator, stairs to the first floor, two radiators. Laminate flooring.

Kitchen

12'5 x 8'2

Fitted with matching wall and base units with work tops over, stainless steel sink and drainer. Space for cooker, space for fridge freezer, space and plumbing for washing machine. Laminate flooring. Open plan to the conservatory extension to rear.

Conservatory

12'0 x 4'9

Open from the kitchen. Double glazed glass ceiling, double glazed obscured windows to the rear. Double glazed patio doors leading to the garden.

First Floor

Stairs rise up from the living room/ diner.

Landing

Loft access hatch, doors to:

Bedroom One

12'4 x 10'5

Double glazed windows to the front, radiator, laminate flooring.

Bedroom Two

12'5 x 8'8

Double glazed window to the rear, laid to carpet, storage cupboard housing combination boiler.

Bathroom

Shower, WC, wash hand basin. Tiled walls, laminate flooring, radiator.

External

Front

Paved driveway, steps to the front door,

Rear Garden

Enclosed rear garden with timber fencing, patio sitting area, steps to artificial lawn area, storage shed to the rear, timber fencing.

Additional Information

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

EPC - C

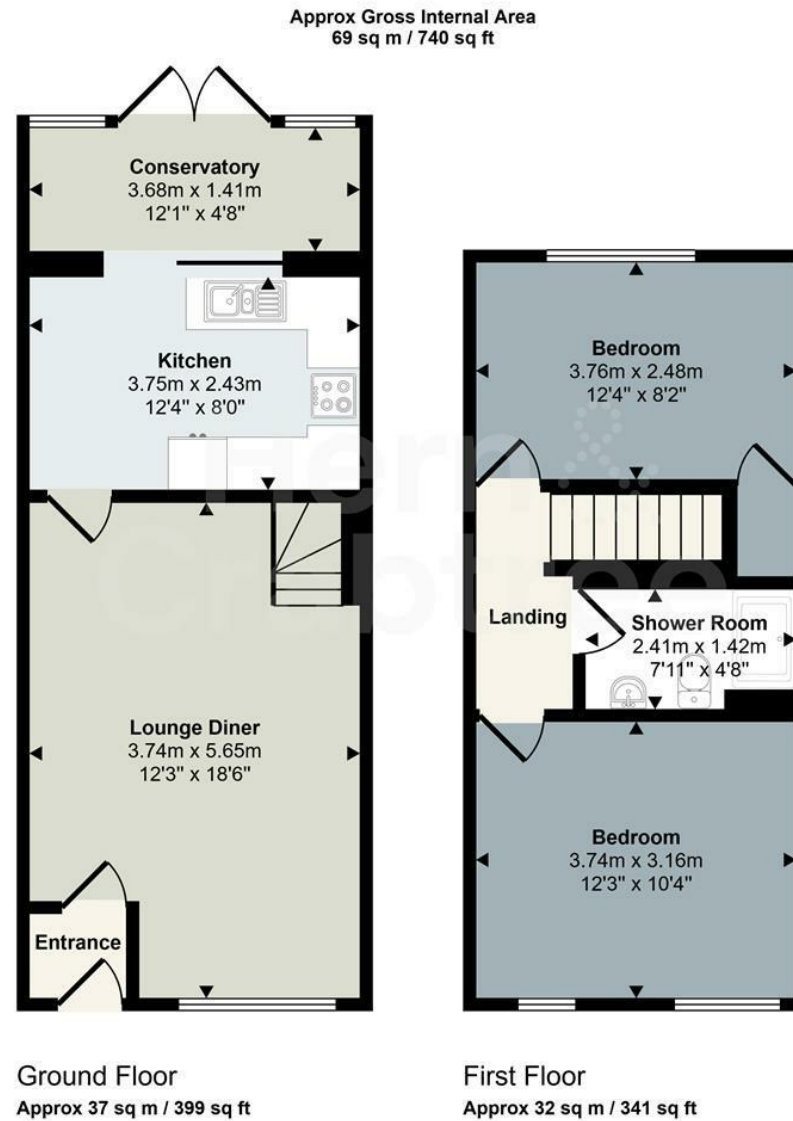
Council Tax - D

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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