

Heol Y Carw

THORNHILL, CARDIFF, CF14 9EU

GUIDE PRICE £315,000

**Hern &
Crabtree**



Heol Y Carw

Situated in the highly sought-after area of Thornhill, Cardiff, this delightful three-bedroom end of terrace home offers the perfect balance of comfort, convenience, and family-friendly living and is offered to the market with no onward chain. Just a short walk from Thornhill Primary School, this property is ideal for families looking for easy access to local education. In addition, it is conveniently close to a range of amenities and bus links, making commuting and day-to-day errands effortless.

Inside, the home is well-presented and features an open plan living room diner offering plenty of room for modern family life and a kitchen. The three bedrooms provide ample space along with the bathroom. The enclosed rear garden provides a private outdoor space, perfect for enjoying the outdoors, gardening, or entertaining. To the front of the property, off-street parking ensures convenience.

This fantastic home is perfectly positioned to enjoy all the benefits of Thornhill's family-friendly environment, with great local schools, amenities, and transport links just a stone's throw away. Early viewing is highly recommended.

- No Chain
- Sought after location
- Well presented throughout
- EPC - C
- End Terrace
- Close to amenities and schools
- Enclosed rear Garden



702.00 sq ft

Entrance Hall

Entered via Pvc door with half moon obscured glass panel. Stairs to the first floor, radiator. Double obscure glazed window to the side.

Living Room Diner

21'6 x 12'9 max
Double glazed windows to the front and rear. Coved ceiling, dado rail, radiator. Electric fireplace with wooden surround, marble back and hearth. Under stair storage alcove. Two radiators. Archway through to the kitchen.

Kitchen

9'2 x 8'5
Double glazed window to the rear and obscure glazed Pvc door. Wall and base units with complimentary work tops over, tiled splash back. Stainless steel sink and drainer, integrated four ring gas hob. Integrated electric oven and grill. Space and plumbing for washing machine. Space for fridge freezer. Laminate flooring.

First Floor

Stairs rise up from the entrance hall.

Landing

Double obscure glazed window to the side. Banister. Loft hatch access. Doors to:

Bedroom One

9'1 x 9'8
Double glazed windows to the front, radiator, fitted wardrobes.

Bedroom Two

8'7 x 9'6
Double glazed windows to the rear, coved ceiling, radiator.

Bedroom Three

6'8 x 6'6
Double glazed windows to the front, radiator, coved ceiling.

Bathroom

7'1 x 6'3
Double obscure glazed window to the rear. Corner shower cubicle, WC, wash hand basin, heated towel rail. Tiled walls and tiled floor.

External

Front

Lawn, off street parking driveway, path to the front of the property and storm porch. Meter cupboard with storage and power point.

Rear Garden

Good sized enclosed rear garden with timber fencing, paved patio sitting area. Side return with gate to the front of the property. Mature shrubs. Two sheds. External cold water tap.

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC -
Council Tax Band -

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under

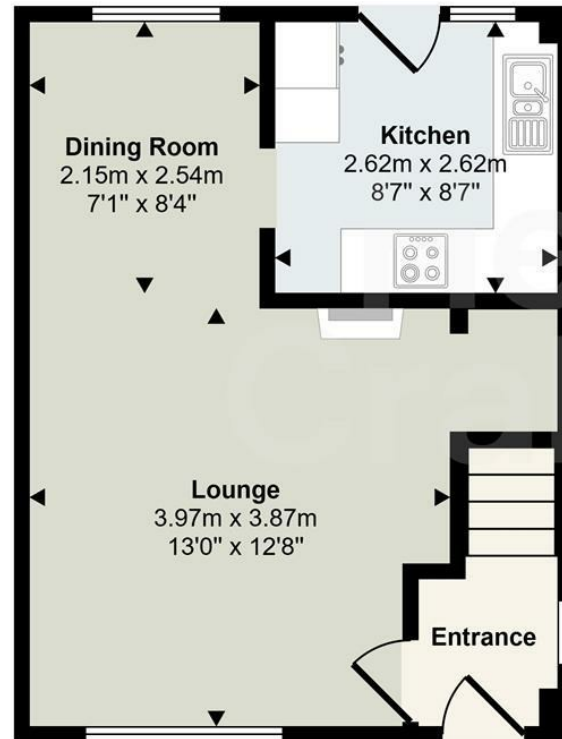
Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



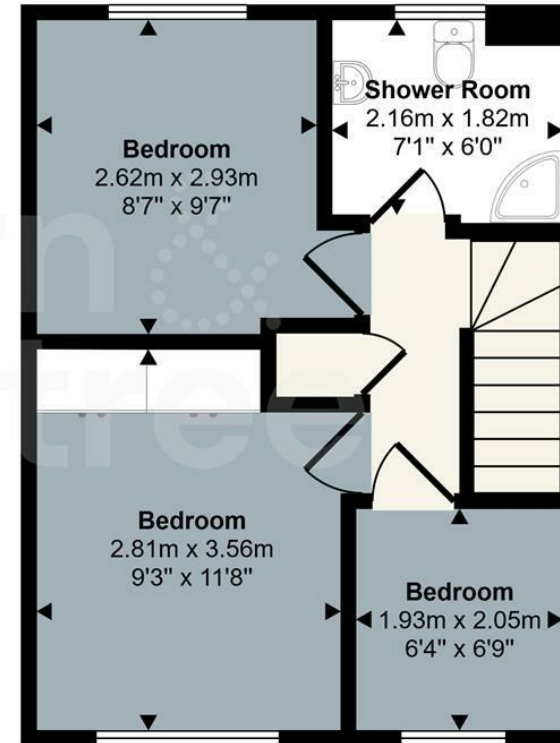




Approx Gross Internal Area
65 sq m / 702 sq ft



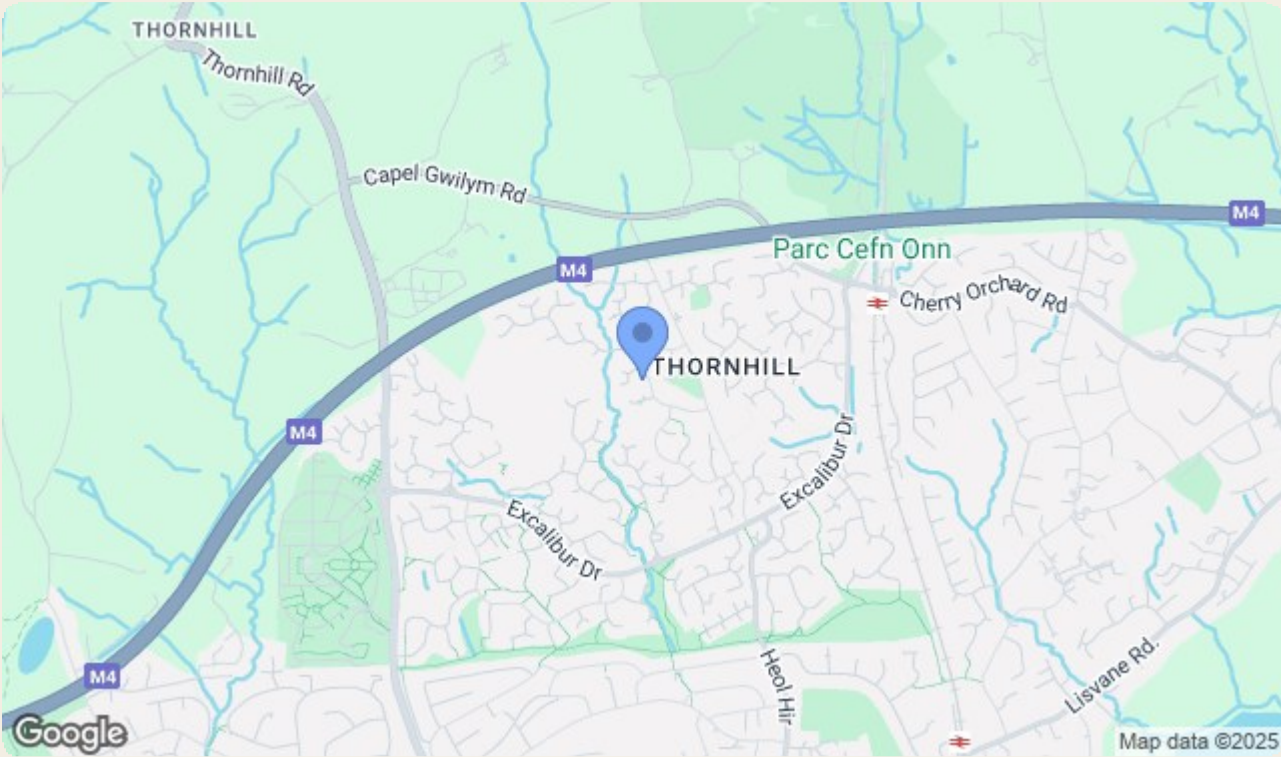
Ground Floor
Approx 33 sq m / 351 sq ft



First Floor
Approx 33 sq m / 351 sq ft

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.

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	86
(81-91) B	
(69-80) C	69
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	86
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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