

Pendragon Close

THORNHILL, CARDIFF, CF14 9BD

GUIDE PRICE £220,000

**Hern &
Crabtree**



Pendragon Close

Tucked away at the end of a quiet cul-de-sac and next to the green belt park, this exceptional mid-terrace home is beautifully presented and move-in ready. The property features a welcoming entrance porch, a spacious open-plan lounge and dining area, and a sleek, modern kitchen with direct access to a generously sized, landscaped garden. Upstairs, you'll find two well-appointed bedrooms and a stylish contemporary shower room. Additional benefits include allocated parking for convenience.

Thornhill is a sought-after suburb known for its welcoming community, excellent amenities, and convenient transport links. Living here offers the perfect balance between suburban tranquillity and easy access to city life. The area boasts a variety of local shops, supermarkets, and cafes, providing everything needed for day-to-day living. For those who enjoy outdoor spaces, Thornhill has several parks and green areas ideal for walking, cycling, or simply unwinding.

Families are drawn to the area due to its well-regarded schools, making it a popular choice for those with children. There are also leisure facilities, including sports clubs and fitness centres, ensuring an active lifestyle is easily maintained.

Transport links in Thornhill are excellent, making it an ideal location for commuters. Regular bus services connect the area to the city centre and surrounding neighbourhoods, while major road networks, including easy access to the M4, allow for quick journeys to Cardiff, Newport, and beyond. For those relying on rail travel, nearby train stations provide further connectivity.

Overall, Thornhill offers a blend of convenience, community, and connectivity, making it a desirable place to call home.

- Cul-de-sac location
- Open-plan lounge and dining area
- Landscaped, good-sized garden
- Stylish shower room
- EPC - C
- Move-in ready mid-terrace home
- Modern kitchen with garden access
- Two well-proportioned bedrooms
- Allocated parking space
- Close to Green Belt Park



539.00 sq ft

Entrance Porch

Entered via a double glazed PVC door to the side. Shelving, coat rail, concealed electric consumer board and meter cupboard, wood laminate flooring. Doorway through to living room/ diner.

Living Room / Diner

10'11" x 15'5"

Stairs rise up to the first floor,. Wood lamiante floor, double glazed window to the front. Recess under stairs for storage, radiator, door to kitchen.

Kitchen

10'11" x 9'3"

Double glazed window to the rear, double glazed door to the rear. Wall and base units with work tops over, stainless steel sink and drainer. Space and plumbing for washing machine, dishwasher and space for fridge freezer. Space for gas range cooker. Cooker hood over, tiled splash backs. Concealed 'Worcester' gas combination boiler. Vinyl floor.

First Floor

Stairs rise up from the living room diner with wooden hand rail and cast iron spindles.

Landing

Banister, loft access hatch, doors to:

Bedroom One

10'11" x 10'1"

Double glazed window to the front, recess for wardrobes. Built-in storage cupboard, radiator.

Bedroom Two

6'7" x 10'11"

Double glazed window to the rear, radiator.

Shower Room

4'7" x 7'6" max

Corner shower quadrant with plumbed shower, rain drop shower head, glass sliding doors. WC, wash hand basin, vanity cupboard, extractor fan. Part tiled walls, heated towel rail, tiled floor.

Front

Allocated off street parking space for one vehicle. Paved path, lawn.

Rear Garden

Enclosed rear garden with timber fencing. Decked sitting area, path to the rear. Lawn with flower borders. Large timber storage shed. External cold water tap.

Additional Information

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

EPC = C

Council Tax Band = D

Disclaimer

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