

# Heol Y Cadno

THORNHILL, CARDIFF, CF14 9DY

GUIDE PRICE £425,000

**Hern &  
Crabtree**



# Heol Y Cadno

Set in a peaceful position within Thornhill, this detached family home offers well-balanced accommodation, thoughtfully designed for modern living. The property enjoys a bright and airy interior, enhanced by natural light and a sense of flow between its principal rooms. From the moment you step through the solid wooden front door, the home's welcoming character and practical layout are evident.

The kitchen and dining areas are seamlessly linked, ideal for family meals and entertaining, while the living room opens directly to the garden through double patio doors, framing views of the private outdoor space. Upstairs, four bedrooms include a generous principal suite with built-in storage and an en suite shower room. The home is completed by a ground-floor cloakroom, a well-maintained rear garden, a garage, and driveway parking.

Thornhill is a desirable suburb to the north of Cardiff, celebrated for its community atmosphere, green surroundings, and excellent transport connections. Local amenities include a Sainsbury's supermarket, cafés, and healthcare facilities, with Llanishen Retail Park and Lisvane village nearby for further shopping and dining options. Families are drawn to the area for its well-regarded schools and close proximity to open spaces such as Coed Glas and the Caedelyn Park playing fields. Regular train services from nearby Lisvane & Thornhill station provide direct access to Cardiff city centre, making this a superb location for professionals and families seeking both convenience and calm.



**1126.00 sq ft**

### Entrance Hall

Entered via a solid wooden front door, the hallway sets the tone for this welcoming family home. It features coved ceilings, a boxed-in radiator, and stairs rising to the first floor. Doors lead to the principal reception rooms, kitchen, and cloakroom.

### Cloakroom

A convenient downstairs bathroom fitted with a WC and wash hand basin. There is a double-glazed obscure window to the front, a radiator, and tiled splashbacks.

### Kitchen

A well-appointed kitchen with a double-glazed window overlooking the front garden and a half-glazed door to the side providing access to the exterior. The kitchen is fitted with a range of wall and base units with laminate work surfaces, tiled splashbacks, and a ceramic sink with drainer. Integrated appliances include a four-ring gas hob, electric oven, grill, and dishwasher, with space and plumbing for a washing machine. A radiator and laminate flooring complete the room. An arched opening connects the kitchen to the dining room, creating a sociable flow.

### Dining Room

With coved ceilings and double-glazed patio doors opening to the rear garden, the dining room enjoys a pleasant outlook and is ideal for entertaining or family gatherings. A radiator provides warmth, and the space flows naturally into the adjoining living room.

### Living Room

A generously proportioned reception space featuring coved ceilings, a gas fireplace with a wooden surround, marble back and hearth, and both double-glazed patio doors and a window overlooking the rear garden. The layout and natural light create a bright yet cosy atmosphere, perfect for relaxation.

### First Floor Landing

With wooden bannisters, a storage cupboard, and a hatch providing access to the loft. A double-glazed window to the side adds natural light to the landing area.

### Bedroom One

A spacious principal bedroom with a double-glazed window

overlooking the rear garden, a built-in wardrobe, and a radiator.

### En-Suite

Comprising a walk-in shower, WC, and wash hand basin, with a double-glazed window to the side and a radiator.

### Bedroom Two

A comfortable double room with a double-glazed window to the front, built-in wardrobe, and radiator.

### Bedroom Three

Another double bedroom, with a double-glazed window to the rear, built-in wardrobe, and radiator.

### Bedroom Four

A versatile fourth bedroom with a double-glazed skylight to the front and radiator — ideal as a bedroom, study, or home office.

### Bathroom

### Exterior

To the front, there is a storm porch, a tarmac driveway providing off-road parking, a small lawned area, and access to the garage. The garage features an up-and-over door, power, and lighting. The rear garden offers a private outdoor retreat, with a patio area leading to steps that rise to a lawn with mature trees and flower beds, enclosed by wooden fencing. A cold-water tap adds practicality for gardening or outdoor use.

### Disclaimer

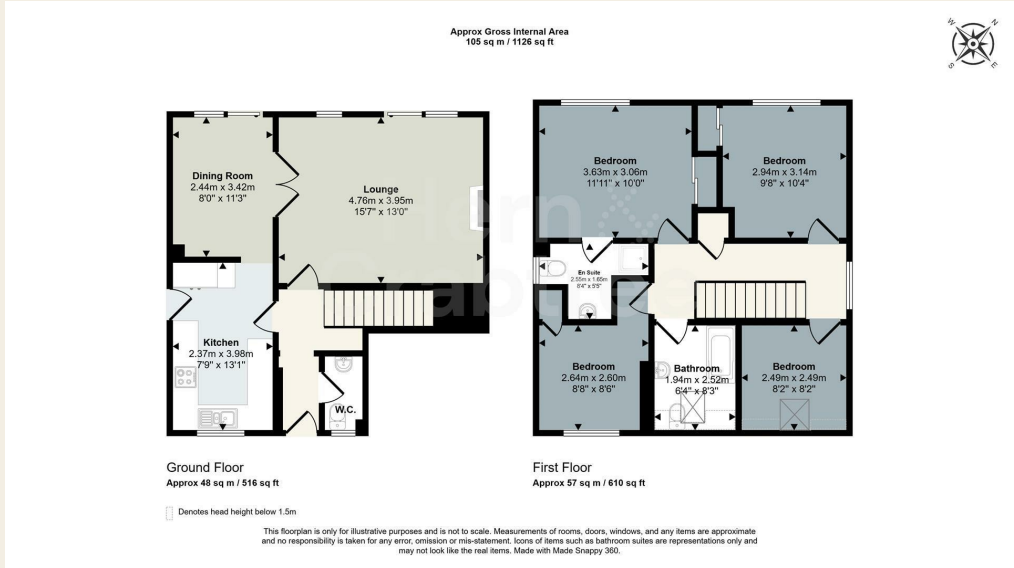
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| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
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Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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