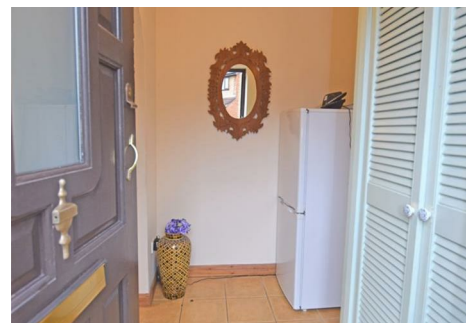




"Foxglove", 33 Heol Y Cadno, Thornhill, Cardiff, CF14 9EW

Price Guide £219,950

- Cottage-style mid-link house
- Garden with sunny aspect.
- Ideal for first-time buyers.
- 2 Bedrooms
- Off-road parking.

33 Heol Y Cadno, Cardiff CF14 9EW

SOLD STC. Nestled in the popular area of Thornhill, Cardiff, this delightful two-bedroom house on Heol Y Cadno offers a perfect blend of comfort and convenience. Built in the 1980s, the property boasts a warm and inviting atmosphere, ideal for both first-time buyers and those looking to downsize. It is a mid-link house with facing brick front elevations, and the roof is tiled. At the front is a brick-paved forecourt for off-road parking. At the rear is a pretty garden that has a sunny aspect. The interior is of a cottage-style character and a viewing is highly recommended. We understand that the property is Freehold. The property is in Council Tax Band D, and the EPC Rating is C.

The location is particularly appealing, with Thornhill being known for its friendly community and excellent local amenities. Residents can enjoy nearby parks, shops, and schools, making it a fantastic choice for families and professionals alike. The property is also well-connected to Cardiff city centre, ensuring that you can easily access the vibrant culture and entertainment the city has to offer.

This house presents a wonderful opportunity to own a piece of Thornhill, combining a comfortable living space with the benefits of a sought-after location. Whether you are looking to make it your first home or seeking a peaceful retreat, this property is sure to impress. Don't miss the chance to view this charming house and envision your future in this lovely neighbourhood.



Council Tax Band: D



Entrance Hall

A hardwood panelled front door with a glazed screen opens into a small entrance hall. Ceramic tile floor. Double-door cloaks cupboard also housing the gas and electric meters. Telephone point. 2 power points. BT OpenReach internet point. Central heating radiator. Open archway into the kitchen.

Kitchen

9'4" x 8'4"

The kitchen has cream panel door units with beech-style worktops comprising of floor and wall cupboards. Pale grey ceramic splashback tiling to the worktops. White polycarbonate sink top with rinser bowl and chrome monobloc mixer tap. Fitted shelves. Wall-mounted Worcester combi gas central heating boiler. Ceramic tile floor. Double-glazed casement windows to the front. Fitted roller blind. Spotlight ceiling fitting. Plumbing connections for a washing machine. Gas and electric cooker points. 6 power points. Central heating radiator with thermostat. Open arch into the living room.

Living room

14'9" x 11'10" >10'0"

A cottage-style room with a stripped wood balustraded dog-leg staircase leading to the first floor. Dado rail. Oak-style laminate flooring. Wood fireplace surround with antique-style cast-iron open hearth and coal-effect gas fire. Central heating radiator with thermostat. Alcove shelves. Co-axial tv aerial point. Double-glazed casement windows looks out to the pretty rear garden. Curtain pole and rings. 6 power points. Split stable-style hardwood panel door opens to the garden.

Landing

A balustraded dog-leg staircase rises to the first floor. Access to the loft. Smoke alarm. 1 power point. Built-in airing cupboard with fitted shelves and a latched cottage-style wooden door.

Rear Bedroom No.1

12'7" + wardrobe x 8'6" less a corner

Double-glazed casement windows look out to the rear. Curtain pole and rings. Central heating radiator with thermostat. Mirror-fronted sliding

door built-in wardrobes. 2 power points. Cottage-style latched wooden door to the landing.

Front Bedroom No.2

10'0" x 6'2" less a corner

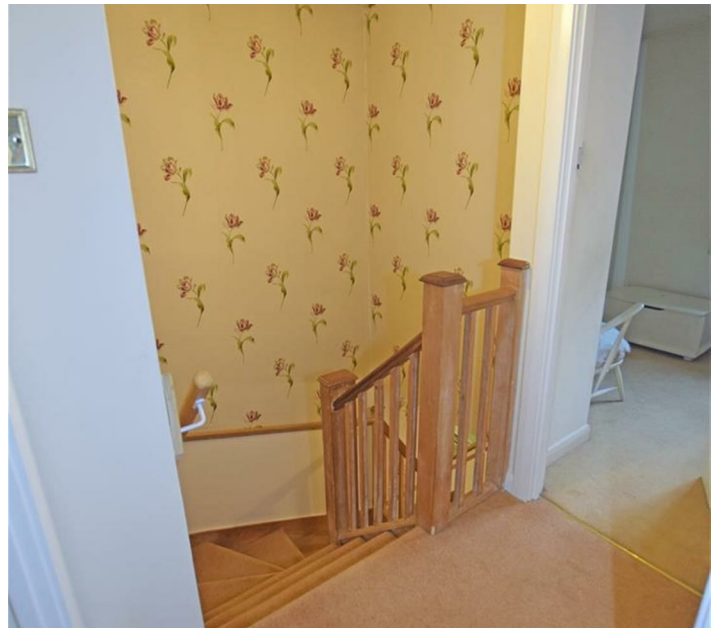
A pleasant single bedroom or study. Double-glazed casement windows at the front. Curtain pole and rings. 2 power points. Central heating radiator with thermostat. Cottage-style latched wooden door to the landing.

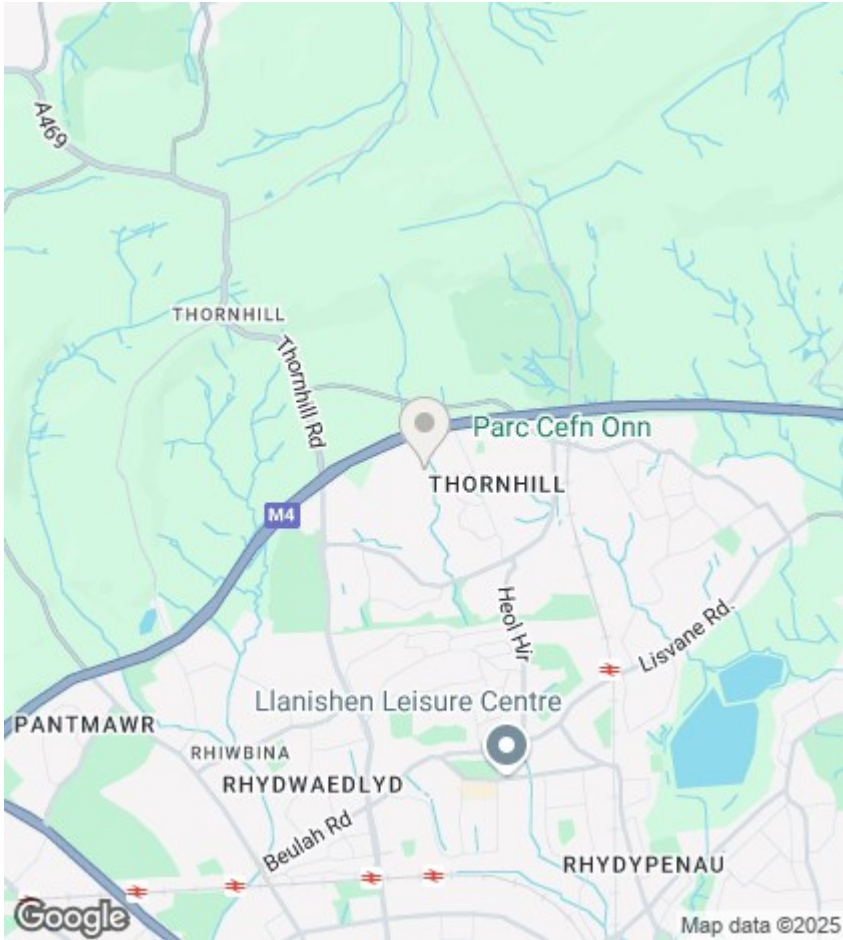
Bath/shower room

Having a large walk-in shower with chrome thermostatic shower unit. Glazed shower screen. White pedestal wash-hand basin and close-coupled toilet. White ceramic splashback tiling to the shower and basin. Vinyl floor covering. Double-glazed casement window with fitted roller blind. Shaver socket. Bathroom cabinet. Central heating radiator. Wall shelf. Cottage-style latched wooden door to the landing.

Rear Garden

At the rear is a pretty garden that has a sunny aspect. Steps lead down to a paved patio area, and the remaining area is gravelled. Well-stocked shrubbery borders. Arched timber garden seat. Garden shed. Brick boundary wall and timber fencing. Rotary clothes airer. Patio light.





Directions

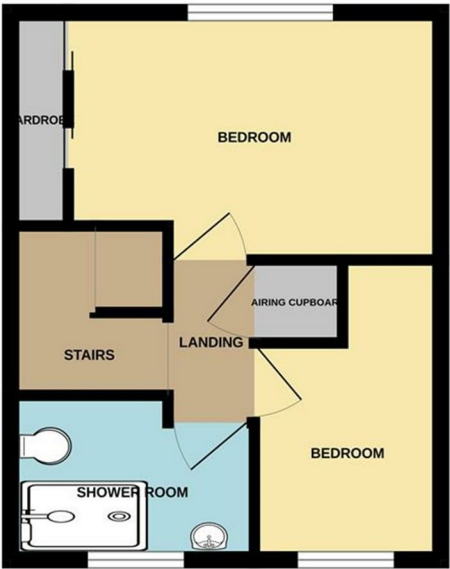
Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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	



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.