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18 Brookvale Drive, Thornhill, Cardiff, CF14 92H

£530,000

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02920 618552  
llanishen@peteralan.co.uk







A stylish modern four bedroom double fronted detached house, set back with a most impressive three car compressed Resin private entrance drive, and a pretty secluded landscaped rear garden with raised lawn and a wide sun terrace, afforded privacy by means of a screen of trees.

This versatile family home was built in 1984 by Messrs Bovis Homes, a reputable firm of national house builders, completed with a 10 year N H B C guarantee, and constructed to a high specification. Brookvale Drive is a private residential road, away from busy passing traffic, yet well placed within walking distance to Thornhill Primary School, Cefn Onn Country Park, Lisvane railway station and a local Sainsburys super store. The property benefits PVC double glazed windows, gas heating with panel radiators and a Baxi Boiler installed in 2011 and annually serviced under a British Gas Care Contract.

Further features include a sophisticated intruder alarm (installed in 2023), a fitted kitchen and breakfast room (17'1" x 8'4") installed in 2012, and two modern bathrooms, one being ensuite to the master bedroom, both installed in 2016. The well-designed living space comprises an open fronted porch, an entrance hall, a down stairs cloak room, a very useful snug/family room/home office, a large lounge (16'0" x 13'0") inset with patio doors which overlook and open onto the charming rear gardens, and a separate dining room.

A very impressive detached family home occupying a delightful location. Must be seen!

### **Ground Floor Entrance Porch**

Open fronted, stylish compressed resin threshold, outside light.

### **Entrance Hall**

Approached via a part panelled double glazed front entrance door inset with a sealed double glazed window with leaded upper lights opening in to a central hall with ceramic tiled flooring, coved ceiling, double radiator, wide carpeted single flight staircase leading to a spindle balustrade first floor landing.

### **Downstairs Cloakroom**

White suite with walls and floor ceramic tiled comprising pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., PVC double glazed leaded coloured glass window to front, radiator.

### **Kitchen and Breakfast Room**

17' 1" x 8' 4" (5.21m x 2.54m)

Fitted along three sides with a full range of panel fronted floor and eye level units with chrome slim line handles beneath round nosed laminate patterned worktops incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, walls part ceramic tiled, integrated four ring stainless steel gas hob, matching tall storage unit housing an integrated stainless steel electric oven with a separate fan assisted electric oven, fitted canopy style extractor hood with glass surround, space for the housing of an American style fridge freezer, tall larder unit with retractable chrome shelves, space with plumbing for a dishwasher, space for the housing of a breakfast table and chairs, radiator, stylish flooring, PVC double glazed window with outlooks on to the frontage close, PVC double glazed obscure glass outer door leading to side gardens, further PVC double glazed coloured glass window with a side aspect.







### Dining Room

12' 2" x 8' 7" (3.71m x 2.62m)

Independently approached from the kitchen and breakfast room via a pine part panelled door leading to a separate dining room with continuous stylish flooring, coved ceiling, double radiator and a white PVC double glazed window with a pleasing rear garden outlook. Further pine multi pane part panelled double doors with side screen windows opening in to.....

### Lounge

16' x 13' (4.88m x 3.96m)

Also independently approached from the entrance hall via a part panelled multi pane door with Regency handle. Fireplace inset with a living flame coal effect gas fire with a tiled hearth, stylish continuous flooring, double radiator, coved ceiling, and sliding double glazed patio doors opening on to the charming enclosed landscaped rear gardens.



### Snug

13' 8" x 7' 8" (4.17m x 2.34m)

Formerly a garage converted in recent years to form a very useful and versatile third reception room, perfect as a snug or alternatively ideal as a home office, play room or small sitting room. Equipped with built-in wardrobes with sliding doors providing an additional 7' 8" width x 3 ft storage depth with multi shelving. Pine flooring, double radiator, coved ceiling with spotlights, white PVC double glazed window with outlooks on to the private front entrance drive, internal courtesy door leading in to the garage.

### First Floor Landing

Approached via a carpeted single flight staircase with hand rail leading to a spacious spindle balustrade landing equipped with a white PVC double glazed window with a side aspect, access to roof space, built-in airing cupboard housing a factory insulated copper hot water cylinder with electric immersion heater.



### Master Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)

Independently approached from the landing via a white traditional style panel door leading to a double size master bedroom, equipped with a radiator and a white PVC double glazed window with a pleasing rear garden outlook.

### Ensuite Shower Room

Modern white suite with walls chiefly ceramic tiled and tiled flooring, comprising ceramic tiled shower cubicle with Triton shower unit and glass shower screen/door and chrome shower unit. W.C., shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, chrome towel rail/vertical radiator, white PVC double glazed obscure glass window to side, ceiling with spotlights, air ventilator.



### Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom equipped with a radiator and a white PVC double glazed window with a pleasing rear garden outlook.

### Bedroom Three

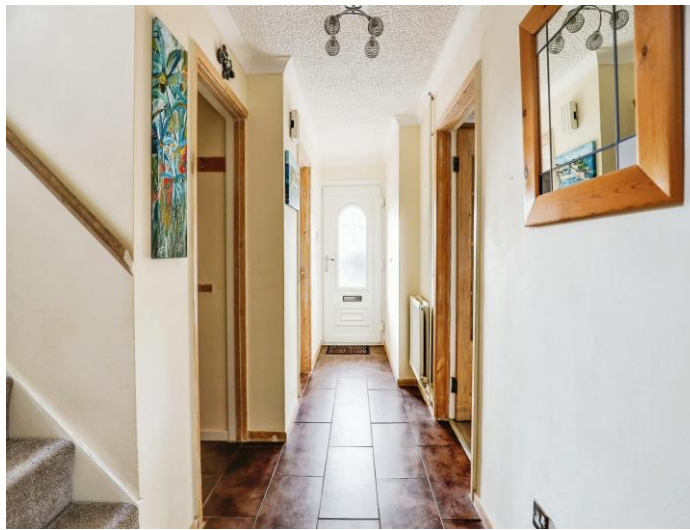
10' 6" x 9' 4" maximum (3.20m x 2.84m maximum)

Approached independently from the first floor landing via a white traditional style panel door. Radiator, white PVC double glazed window with elevated outlooks on to the quiet frontage road.

### Bedroom Four

8' 1" x 6' 10" (2.46m x 2.08m)

Independently approached from the first floor landing via a white traditional style panel door. Radiator, white PVC double glazed window with elevated outlooks on to the quiet frontage road.



### Family Bathroom

Walls and floor chiefly ceramic tiled, modern white suite comprising shaped shower bath equipped with a chrome shower fitment with waterfall fitment and separate hand fitment, clear glass shaped shower screen, mixer taps, slim line W.C., pedestal wash hand basin with chrome mixer taps, vertical towel rail/radiator, shaver point, air ventilator, obscure glass PVC double glazed window to front.

### Outside

#### Front Entrance Drive

The front garden has been entirely renovated to accommodate a triple width private off street vehicular compressed resin entrance drive approached via a dropped kerb, and enclosed on both sides by garden trees and a mature screen of conifers to afford privacy and security.

#### Garage

18' 1" x 8' 9" (5.51m x 2.67m)

Approached via an electronic fob operated up and over door, electric power and light with an open roof space storage area, fitted base units incorporating a stainless steel sink unit with round nosed laminate worktops and plumbing space for a washing machine. Wall mounted Baxi gas fired central heating boiler, window to rear, useful internal courtesy door opening in to the snug.



### Rear Garden

Landscaped and comprising of a raised lawn with a paved side patio, edged to the front with borders of shrubs and plants and approached from a full width paved sun terrace via decked steps. This private rear garden is enclosed by timber fencing and screened further by a row of laurel trees and garden trees to the rear affording privacy and security. There is also a further decked side patio area also enclosed and providing access to a very large and useful timber garden shed together with a side garden approached via a garden gate leading to the front. Outside power points, floodlight with sensor. The alternative side garden is also paved and enclosed with a high boundary affording privacy and equipped with a second garden gate providing access to the front drive, also equipped with an outside water tap and a floodlight with sensor.









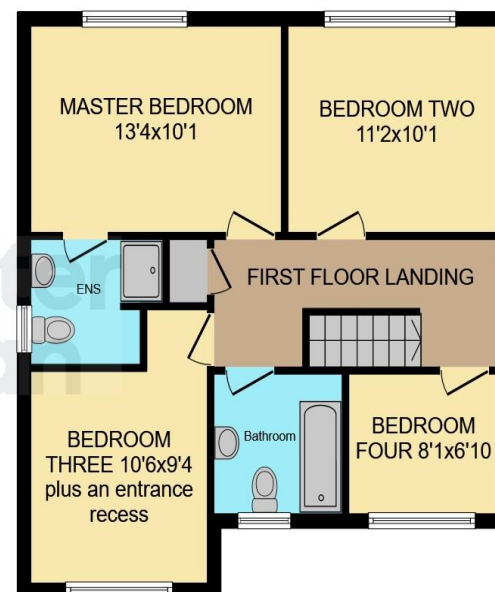


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Ground Floor



First Floor

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