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**55 Cheriton Drive, Thornhill, Cardiff, CF14 9DF**

**£525,000**

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A substantial detached double fronted four bedroom extended house, occupying a prominent private level corner plot with extensive gardens, a private double width entrance drive, a garage and potential space to extend if required, subject to the necessary planning applications and building regulations. Built in 1985 by Messrs Westbury Homes, a reputable firm of National House Builders, completed with a 10 year N H B C guarantee, this bright and versatile detached family home fronts quiet and private Cheriton Drive, a cul de sac road, located just a short walk from a nearby Park and woodland, with a public pathway that leads onto Heol Hir, providing good access to Llanishen Village and Llanishen High School. This impressive home benefits gas heating with panel radiators regularly serviced, Hardwood Effect/white PVC double glazed windows and outer doors, replaced in 2009, and cavity wall insulation installed with a 25 year guarantee. The well-designed and bright versatile living space comprises an entrance porch, an entrance hall with a re-modelled contemporary spindle balustrade staircase, a spacious open plan lounge and dining room (25'4 x 11'5 max), a down stairs cloak room re-modelled in 2019 and a PVC double glazed sun lounge conservatory (added in 1998). There is also a fitted kitchen and an outer hall provides access to the rear gardens and the integral garage which also has a utility area. There are four good bedrooms, the master being a stunning (15'1 x 12'10), and a stylish contemporary 2019 family bathroom.

Further improvements include a new staircase re-modelled in 2017, a modern 2017 electrical installation condition report, new white PVC double glazed replacement French doors added to the garage in 2017, and tasteful wall decoration throughout. A special feature are the large corner gardens, exquisite in design and afforded considerable privacy and security by means of high timber panel fencing together with mature screens of laurel hedgerow. A fine and imposing detached double fronted corner residence. Must be seen!

**Thornhill Amenities** Within a short distance are a local Sainsbury Super Store with petrol station, Llanishen Golf Course, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Cross Roads, Rhiwbina Garden Village and Llanishen Village. Also close by located between Thornhill and Lisvane is a local railway station linking with Cardiff City Centre. Also within the vicinity is a newly opened Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. Cefn Onn Country Park is located on the outskirts of Thornhill and Lisvane as well as the Cottage Public House and Restaurant.

**Entrance Porch** 6' x 5' (1.83m x 1.52m) Approached via a white PVC double glazed front entrance door with clear glass upper and lower lights with matching dual side screen windows with outlooks across the private front gardens and on to the quiet frontage road. Ceramic tiled threshold, access to....

**Entrance Hall** Approached via a hardwood effect PVC double glazed part panelled front entrance door hardwood







external and white internal with patterned glass side screen window leading to a central hall with wood laminate flooring, new oak spindle balustrade contemporary staircase fully carpeted single flight to the first floor landing, useful under stair storage cupboard, stylish contemporary vertical radiator.

**Downstairs Cloakroom** Modern white suite comprising slim line W.C., wall mounted shaped wash hand basin with chrome mixer taps, chrome waste and a ceramic tiled splashback, stylish chrome vertical towel rail/radiator, vinyl flooring, PVC double glazed patterned glass window to front.

**Kitchen** 10' 5" x 7' 9" (3.17m x 2.36m) Fitted along three sides with a range of panel fronted floor and eye level units beneath round nosed laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, walls largely ceramic tiled, gas and electric cooker point, space for the housing of a low level fridge, ceramic tiled floor, PVC double glazed window with outlooks across the large and lovely corner rear gardens, radiator.

**Outer Hall** Approached from the kitchen inset with a white PVC double glazed patterned glass part panelled outer door that leads on to the rear gardens, ceramic tiled flooring, wall mounted Ideal Classic gas central heating boiler, internal courtesy door leading to the integral garage and a utility area.



**Utility Area** 9' x 3' 3" (2.74m x 0.99m) Comprising a modern base unit in white with round nosed laminate worktop incorporating a stainless steel sink with chrome mixer taps and drainer, porcelain tiled splashback, space with plumbing for an automatic washing machine, further round nosed laminate patterned worktop, space for the housing of a low level freezer. Open plan to the garage.

**Lounge and Dining Room** 25' 4" x 11' 5" ( 7.72m x 3.48m ) Open plan lounge and dining room, inset with a contemporary style fireplace inset with an electric fire, together with a white PVC double glazed window with outlooks on to the private frontage gardens and further on to the quiet frontage road. Ample space for a sofa suite together with further space for a dining table and chairs, high coved ceiling, double radiator, further stylish vertical radiator, multi pane white panel door to entrance hall, sliding double glazed patio doors opening on to.....

**Conservatory** 10' 9" x 9' 3" (3.28m x 2.82m) Constructed with a cavity brick outer plinth wall, surmounted with hardwood effect PVC double glazed windows with pretty bevelled glass upper lights, also inset with matching double glazed French doors that open on to the paved sun terrace, all beneath a clear glass roof. Radiator, electric power and light.

**First Floor Landing** Approached via a new contemporary style oak spindle balustrade single flight staircase fully carpeted leading to a central spindle balustrade main landing with access to roof space, coved ceiling, built-in airing cupboard sizeable and



housing a factory insulated copper hot water cylinder equipped with an electric immersion heater with shelving above.

**Inner Landing** Approached from the main landing, equipped with a white PVC double glazed window with a pleasing rear garden outlook, coved ceiling, access to.....

**Master Bedroom** 15' 1" x 12' 10" (4.60m x 3.91m) A very spacious master bedroom, inset with three PVC double glazed windows - two with outlooks on to the quiet frontage road and the third with a pleasing outlook on to the large and lovely corner rear gardens. There is a useful access to a roof space storage area above and a double radiator.

**Bedroom Two** 11' 1" x 10' 3" plus an entrance recess ( 3.38m x 3.12m plus an entrance recess ) Fitted with full height panel fronted wardrobes, radiator, white PVC double glazed window with a pleasing outlook on to the large and lovely corner gardens.

**Bedroom Three** 16' into bay x 9' 1" plus an entrance recess (4.88m into bay x 2.77m plus an entrance recess) Independently approached from the landing, a further double size bedroom inset with a wide square bay with white PVC double glazed windows with outlooks on to the quiet frontage road extending over the surrounding area and to distant hillside. Double radiator.



**Bedroom Four** 8' 9" x 8' 3" (2.67m x 2.51m) Inset with a white PVC double glazed window with front aspect, radiator, and a very well-proportioned fourth bedroom.

**Family Bathroom** Stylish and contemporary modern white newly appointed suite with stylish ceramic tiled walls and floor comprising panel bath with chrome shower unit with waterfall fitment, hand fitment and a clear glass double shower screen. Chrome mixer taps with pop-up waste, slim line W.C., wall mounted contemporary wash hand basin with chrome mixer taps, chrome waste and a built out vanity unit with a chrome towel rail. Stylish chrome towel rail/vertical radiator, shaver point, PVC double glazed patterned glass window to rear, air ventilator, wall mounted contemporary vanity unit, wall mounted stylish bathroom mirror.

**Outside Front Garden** Beautifully stocked and well established inset with garden trees and shrubs providing a natural screen of privacy.

**Side Garden** There is a further side garden again well stocked with mature garden trees providing further privacy to the front of the property and enabling the further potential to extend the drive if one requires subject to the necessary Highways Regulations.



**Entrance Drive** Double width block paved private off street vehicular entrance drive with paved entrance path leading to the front porch and the integral garage.

**Integral Garage** 18' 7" x 9' 2" (5.66m x 2.79m) Approached via an up and over garage door, electric power and light, open plan to the utility area, equipped with white PVC double glazed French doors that open on to the large and lovely rear gardens. Water Tap.

**Rear Gardens** Exquisite in design afforded considerable privacy and security by means of high timber panel fencing together with mature screens of laurel hedgerow. The gardens have been designed and planned to provide masses of colour throughout the year with hidden areas including a small vegetable patch, and concealed borders. Approached from the kitchen outer hall and the conservatory is a wide private paved sun terrace with pretty stone borders leading toward a mature shaped main lawn edged with extensive shrubs and plants. A wonderful garden large enough to accommodate an extension to the property if required subject to the necessary planning applications and building regulation approvals. There is a useful timber garden shed well maintained and secure and various outside lights.

**Rear / Side Garden** Approached from the rear garden is a wide side garden area with raised borders equipped also with a paved path with stone edging leading to a garden gate with direct access to the front gardens and drive.







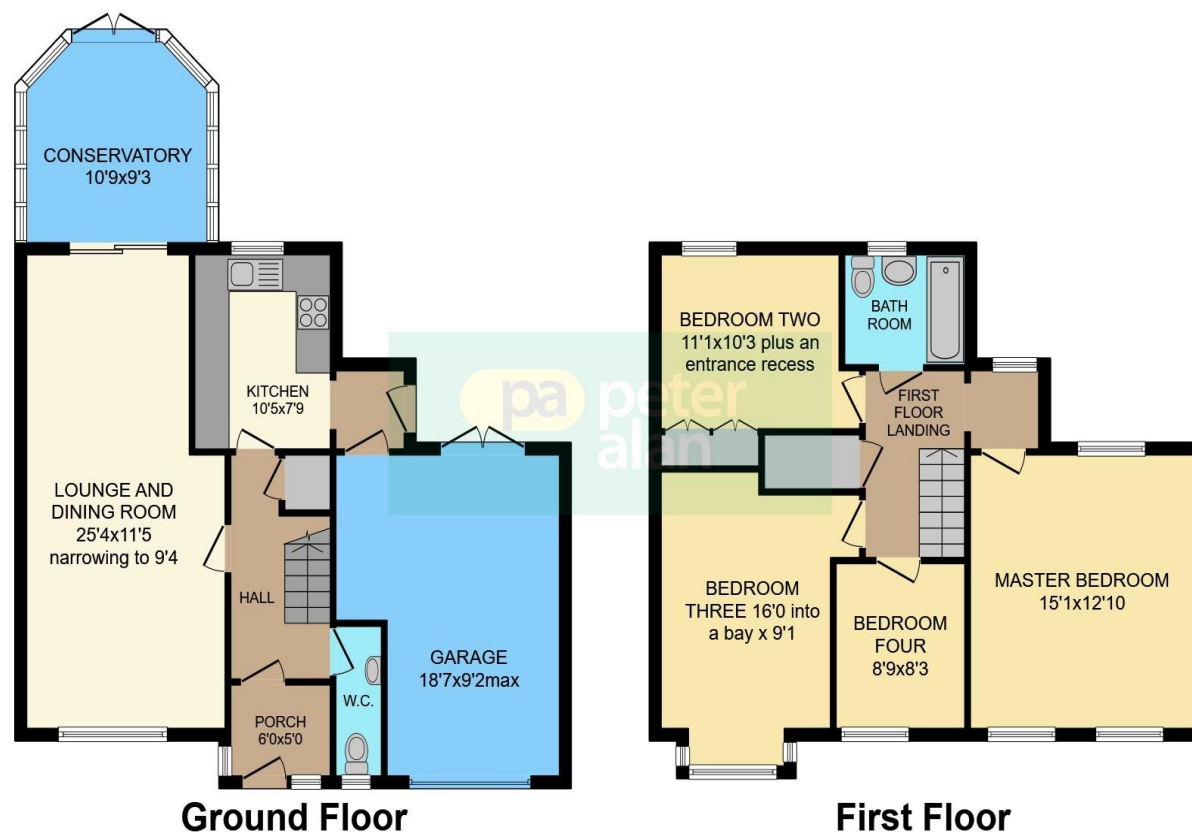






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