



4 2 5

43 Cheriton Drive, Thornhill, Cardiff, CF14 9DF.

£575,000

 peter
alan

02920 618552
llanishen@peteralan.co.uk



A greatly extended four bedroom detached double fronted family home, built in 1986 by Messrs Ideal Homes, a reputable firm of national house builders, and completed with a 10-year NHBC, and occupying a superb location with a large and lovely surrounding corner south and east facing garden, beautifully landscaped with extensive lawns and two sun terraces. This deceptively spacious and well-designed versatile home could provide the option for two generation living needs with great scope to provide a separate annex within the home if required. Further Special features include a large front entrance drive, set back and providing space for the parking of several cars, together with a large, detached garage. The property benefits a very convenient location, walking distance to Lisvane Railway Station and Llanishen Village.

The property benefits PVC double glazed windows, replaced circa 2015, gas heating with panel radiators, new boiler installed in 2022 and still under warranty, a stunning new stylish contemporary fully fitted kitchen and breakfast room (17' 2" x 8' 4") completed in January 2022., and a modernised sun lounge conservatory in 2022, with new windows and roof. The ground floor living space comprises an entrance hall, a downstairs cloak room with a modern suite, a fitted kitchen and breakfast room, a utility room, a PVC sun lounge conservator (16' 4" x 10' 1"), an open plan family room and dining room (17' 1" x 17' 2"), a lounge (16' x 12' 9"), and a former Dining Room/study (12' 2" x 8' 4"). The impressive living space also comprises a very versatile playroom-home office (13' 2" x 8'), which is approached independently from the family room-dining room and would provide a perfect home office as the separation from the rest of the living space would provide home workers to departmentalise living and working from home.

The first-floor accommodation comprises four good bedrooms and two modern bathrooms, one being ensuite to the master bedroom. The overall living space provides 1800 square feet.

This lovely location provides considerable privacy, and gardens that are truly enviable, with elevated outlooks across the surrounding tree lined area. Ideal for a growing family. Must be seen.

Thornhill Within walking distance situated along Heol Hir, Thornhill is Thornhill Primary School, whilst also close by is a Sainsbury Super Store, a Pharmacy, a Doctors Surgery, a church and Llanishen Golf Course. There are many local pubs and restaurants within Thornhill including within walking distance the Cottage Inn close to Cefn Onn Country Park, The Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The iconic Lisvane and Llanishen Reservoir leisure attraction and visitor centre is a 15-minute walk away.

Ground Floor Entrance Porch Open fronted with a ceiling with spotlight.

Entrance Hall Approached via a composite part panelled front entrance door inset with coloured leaded glass upper lights opening into a central hall with engineered oak flooring, double radiator, high coved ceiling, single flight carpeted staircase leading to a spindle balustrade landing.

Downstairs Cloakroom Stylish modern white suite with ceramic tiled walls comprising slim line W.C. and wall mounted wash hand basin with chrome mixer taps and pop-up waste, ceramic tiled floor, PVC patterned glass double glazed window to front. Stylish coil vertical radiator.

Kitchen And Breakfast Room 17' 2" x 8' 4" (5.23m x 2.54m) Independently approached from the entrance hall via a white traditional style panel door leading to a very stylish and modern contemporary open plan kitchen and breakfast room, recently refitted with panel fronted floor and eye level units in royal blue with copper slim line





handles and square nosed quartz granite worktopswith matching splashback, integrated Zanussi induction four ring electric hob with dark black glass splashback and a stylish extractor hood. Under unit lighting, stainless steel sink with Blanco vegetable cleaner and chrome mixer taps, integrated granite drainer, integrated Bosch dishwasher, integrated Zanussi fan assisted electric oven with separate grill, retractable spice floor unit, corner carousel unit, drawers with custom made cutlery compartments, soft closing doors and drawers throughout, ceramic tiled flooring throughout, space for a breakfast table and up to six chairs, space for the housing of an American style fridge freezer, ceiling with spotlights, clear glass PVC double glazed window with outlooks across the large private front entrance drive.

Utility Room 6' 5" x 5' 1" (1.96m x 1.55m) Independently approached from the kitchen, continuous ceramic tiled floor and matching royal blue panel fronted floor to ceiling storage units with copper slim line handles and soft closing doors, space with plumbing for a washing machine, space for the housing of a tumble dryer, access to a useful roof space storage area, PVC double glazed patterned glass outer door providing direct access on to the front section of the corner gardens, further PVC double glazed internal door leading to.....

Sun Lounge Conservatory 16' 4" x 10' 1" (4.98m x 3.07m) Constructed with cavity brick plinth outer walls surmounted by newly installed PVC double glazed windows with matching PVC sill all beneath a pitched new polycarbonate roof. Ceramic tiled flooring, double radiator, French doors open on to the rear gardens



and large clear glass windows provide a wonderful panoramic view of the entire tree lined corner plot.

Lounge 16' x 12' 9" (4.88m x 3.89m) Independently approached from the entrance hall via a white traditional style panel door leading to a comfortable lounge with stylish engineered oak flooring throughout, contemporary fireplace in marble with living flame coal effect gas fire with a matching marble hearth, coved ceiling, radiator, double glazed PVC French doors with side screen windows opening on to a large decked sun terrace with outlooks across the large and lovely corner gardens. Double white traditional style panel doors open to....

Former Dining Room/Home Office 12' 2" x 8' 4" (3.71m x 2.54m) A very versatile room approached independently from the lounge, fitted with continuous engineered oak flooring, currently used as a home office, very versatile ideal as a snug or playroom, also equipped with a radiator, coved ceiling and a large clear glass PVC double glazed window with a charming view across the rear gardens.

Family Room / Dining Room 17' 1" x 17' 2" (5.21m x 5.23m) Independently approached from the entrance hall via a white traditional style panel door leading to a super-sized and incredibly versatile selection of extra reception room area formerly a double garage now professionally converted to both a dining room and family room, equipped with two large clear glass PVC double glazed windows each with outlooks across the sizeable front gardens, two double radiators, coved ceiling, access to a small roof space area.



Home Office/Craft Room 13' 2" x 8' (4.01m x 2.44m)

Independently approached from the open plan family room/dining room via a white traditional style panel door providing a further fifth reception room perfect as a home office entirely separate and self-contained allowing the opportunity to work from home and departmentalise work from home. This room is equipped with coving, a vertical radiator and a clear glass PVC double glazed window with a pleasing outlook across the large and lovely rear gardens.

First Floor Landing Approached via a carpeted single flight staircase with handrail leading to a spindle balustrade main landing, coved ceiling, tilt and turn PVC double glazed clear glass window to side, access to roof space, built-in airing cupboard housing a factory insulated copper hot water cylinder.

Master Bedroom One 13' 4" x 10' (4.06m x 3.05m)

Independently approached from the landing via a white traditional style panel door leading to a master bedroom with coved ceiling and spotlights, radiator, clear glass PVC double glazed window with a charming outlook across the large and lovely corner gardens extending over the surrounding tree-lined area.

Ensuite Shower Room Walls ceramic tiled, white suite comprising large separate ceramic tiled shower cubicle with chrome fittings and a clear glass shower door, large, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., luxury vinyl flooring, radiator, PVC patterned glass double glazed window to side, shaver point.



Bedroom Two 11' 2" x 10' (3.40m x 3.05m) 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 clear glass PVC double glazed window with a pleasing outlook across the large and lovely rear gardens with views that extend across the surrounding area.

Bedroom Three 10' 10" x 9' 2" (3.30m x 2.79m) Independently approached from the landing via a white traditional style panel door, this double size bedroom includes coving, a radiator and a clear glass PVC double glazed window with an elevated outlook across the large front entrance drive and part of the rear gardens with hillside views in the distance.

Bedroom Four 8' x 7' 1" (2.44m x 2.16m) Independently approached from the landing via a white traditional style panel door leading to the fourth bedroom equipped with a radiator, coving and a PVC double glazed clear glass window with a pleasing elevated outlook across the large private front entrance drive, with a further elevated view that extends towards distant hillside.

Family Bathroom Modern white suite with ceramic tiled walls comprising shower bath with chrome shower hand fitment and waterfall ceiling fitment, clear glass shower screen, mounted shaped Roper Rhodes wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, stylish Roper Rhodes bathroom cabinets with chrome slim line handles, contemporary vertical radiator, chrome shaver point, ceiling with spotlights, air ventilator, PVC patterned glass double glazed window to front.



Outside Private Entrance Drive The property benefits from a particularly large private off street vehicular entrance drive providing comfortable parking for 4-6 vehicles, partly edged with hedgerow and borders of shrubs and plants and inset with a slate corner sun terrace which provides extra parking if required. Garage Detached brick-built garage with up and over door, electric power and light, concrete interlocking tiled pitched roof, courtesy door opening into the rear gardens.

Surrounding Corner Garden, The property occupies one of the finest positions on Cheriton Drive with a particularly large and lovely landscaped corner plot garden which extends around the property chiefly laid to lawn and edged with pretty borders of shrubs and plants with fruit trees all enclosed by timber panel fencing to afford privacy and security.

Within the garden there are two decked sun patios - one approached from the lounge and the second neatly placed in the corner and there are various other features which include a water feature and a barbecue. A wonderful backdrop is the wooded section of the railway line which provides extensive privacy particularly throughout the summer months and a comfortable distance from neighbouring houses. A wonderful garden for a family and perfect for socialising and entertaining.



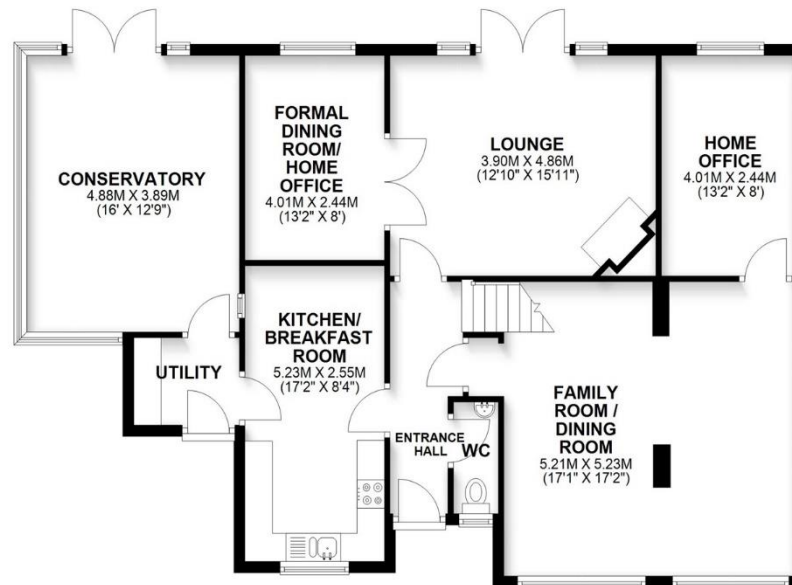




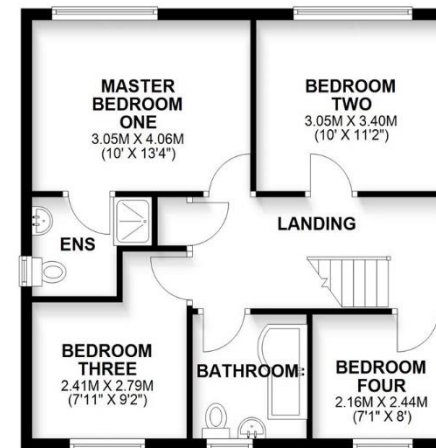
02920 618552

llanishen@peteralan.co.uk

GROUND FLOOR



FIRST FLOOR



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

