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18 Amberheart Drive, Thornhill, Cardiff, CF14 9HA

£535,000

 **peter
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A stylish four bedroom double fronted detached house, built in 1987 by Messrs Bovis Homes, a reputable firm of National House Builders, and completed with a 10-year NHBC guarantee.

This impressive property occupies a charming location, set back towards the end of a quiet and select private residential close, away from passing traffic, yet conveniently located within walking distance to Lisvane Railway Station, Cefn Onn Country Park, and the popular Old Cottage Inn, a public house and restaurant. In recent years the property has been greatly modernised to include a modern contemporary fitted 2018 kitchen which is open plan to a dining room, providing a great social space measuring (26'2 x 10'4). A central hall leads to a very versatile home-office/study, whilst it also provides access to a stylish modern ground floor downstairs cloak room and a relaxing lounge (15'10 x 10'6).

The property benefits gas heating with panel radiators with a new boiler installed in March 2024, replacement PVC double glazed windows (many replaced in 2024, a stunning new ensuite shower room installed in 2028, and a new luxury family bathroom installed in 2024 with Mandarin stone tiles and aged brass fittings.

The kitchen features solid oak work tops, and the house also has stylish contemporary Pine doors replaced in 2018. This very versatile home provides 1288 square feet and occupies a truly delightful position views from the enclosed and landscaped rear gardens towards the Graig.

Ground Floor Entrance Porch

Open fronted, paved threshold, ornamental light.

Entrance Hall

Approached via a panelled front entrance door inset with small pane upper lights with obscure glass sealed double glazed side screen window, opening into a central hall with vinyl flooring, coved ceiling, radiator.

Downstairs Cloakroom

Modern white suite comprising W.C. with concealed cistern, shaped wash hand basin with ceramic tiled splashback, mixer taps and built out vanity unit in white high gloss, contemporary radiator, air ventilator. Approached independently from the entrance hall via a traditional style pine panel door.

Home Office / Study

13' 7" x 8' (4.14m x 2.44m) Formerly a garage now converted in to a very versatile and very useful study/home office, inset with a PVC double glazed window with a clear glass outlook on to the quiet frontage close, vinyl flooring, radiator.

Lounge

15' 10" x 10' 6" (4.83m x 3.20m)

Independently approached from the entrance hall via a glass panelled light oak door with chrome Regency handle. Vinyl flooring throughout, double radiator, coved ceiling, white PVC double glazed clear glass window with outlooks on to the quiet frontage close, square opening leading to....





Kitchen And Dining Room

26' 2" x 10' 4" (7.98m x 3.15m) Well fitted along three sides with an extensive range of modern contemporary stylish panel fronted floor and eye level units in light grey beneath oak worktops incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer. Integrated AEG four ring gas hob beneath an AEG extractor hood, integrated AEG fan assisted electric oven, space for the housing of two upright fridge freezers, soft closing doors and drawers, space with plumbing for a dishwasher, walls part ceramic tiled, wall mounted Vaillant Ecofit Pure gas central heating boiler, corner breakfast bar with space for two breakfast stools, vinyl flooring, two PVC double glazed windows each with rear garden outlooks. Dining area with ample space for a dining table and chairs, stylish vertical contemporary radiator, coved ceiling, white PVC double glazed French doors with chrome handles opening on to a sandstone paved patio with rear gardens beyond, further white oak glass panelled contemporary door to entrance hall.

Pantry

Approached from the kitchen and dining room is an under-stair pantry with plumbing for an automatic washing machine and storage space with vinyl flooring.



First Floor Landing

Approached via a wide single flight carpeted staircase with handrail leading to a spindle balustrade main landing, sealed double glazed timber casement window to side, access to roof space, built-in airing cupboard housing a factory insulated copper hot water cylinder with an electric immersion heater installed.

Master Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m) Approached independently from the landing via a traditional style pine panel door with chrome Regency handle leading to a double size bedroom with both a radiator and a sealed double glazed timber casement window with elevated outlooks across the enclosed rear gardens and over the surrounding area on to Lisvane with views to adjacent hillside. This bedroom also benefits from a 2 ft deep built-in wardrobe with side hanging space and drawers.

Ensuite Shower Room

Modern white suite with walls largely ceramic tiled comprising shower cubicle with chrome shower unit including waterfall fitment and separate hand fitment, clear glass shower door, slim line W.C., oval shaped wash hand basin mounted on a built-out vanity unit with chrome mixer taps, shaver point, stylish vertical radiator, PVC double glazed obscure glass replacement window to rear.



Bedroom Two

12' 1" x 10' 7" (3.68m x 3.23m) Approached independently from the landing via a traditional style panel door with chrome Regency handle leading to a double size bedroom with vinyl flooring, 2 ft deep built-in wardrobe with mirrored fronts, radiator, replacement PVC double glazed clear glass window with outlooks on to the quiet frontage close.

Bedroom Three

9' 6" x 9' 1" (2.90m x 2.77m) Independently approached from the landing via a traditional style pine panel door with chrome Regency handle, vinyl flooring, further single built-in wardrobe providing an extra 2' 5" storage depth with hanging space. Radiator sealed double glazed timber casement window with elevated outlooks across the rear gardens and over the surrounding area on towards Lisvane with adjacent hillside views.

Bedroom Four

7' 8" x 7' 5" (2.34m x 2.26m) With a clear glass sealed double glass timber casement window with outlooks on to the quiet frontage close, vinyl flooring, radiator, approached independently from the landing via a traditional style pine panel door with chrome Regency handle.



Family Bathroom

Stylish and contemporary newly remodelled bathroom suite in white with stunning tiled walls, comprising shaped panel bath with brass fittings including mixer taps, pop-up waste, waterfall shower fitment and separate hand fitment, plus a clear glass shower screen with brass trim. W.C. with concealed cistern, elegant shaped mounted wash hand basin with brass mixer taps and pop-up waste mounted on a built-out vanity unit, brass effect vertical contemporary towel rail/radiator, ceiling with spotlights, air ventilator, ceramic tiled floor, replacement PVC double glazed obscure glass window to front.

Outside Front Garden

Laid to lawn.

Private Entrance Drive

Private Tarmac off street vehicular entrance drive.

Rear Garden

Landscaped and highly enclosed to afford privacy and security by means of close timber panel boarded fencing along three sides, chiefly laid to lawn beyond a full width raised sandstone sun terrace/patio.

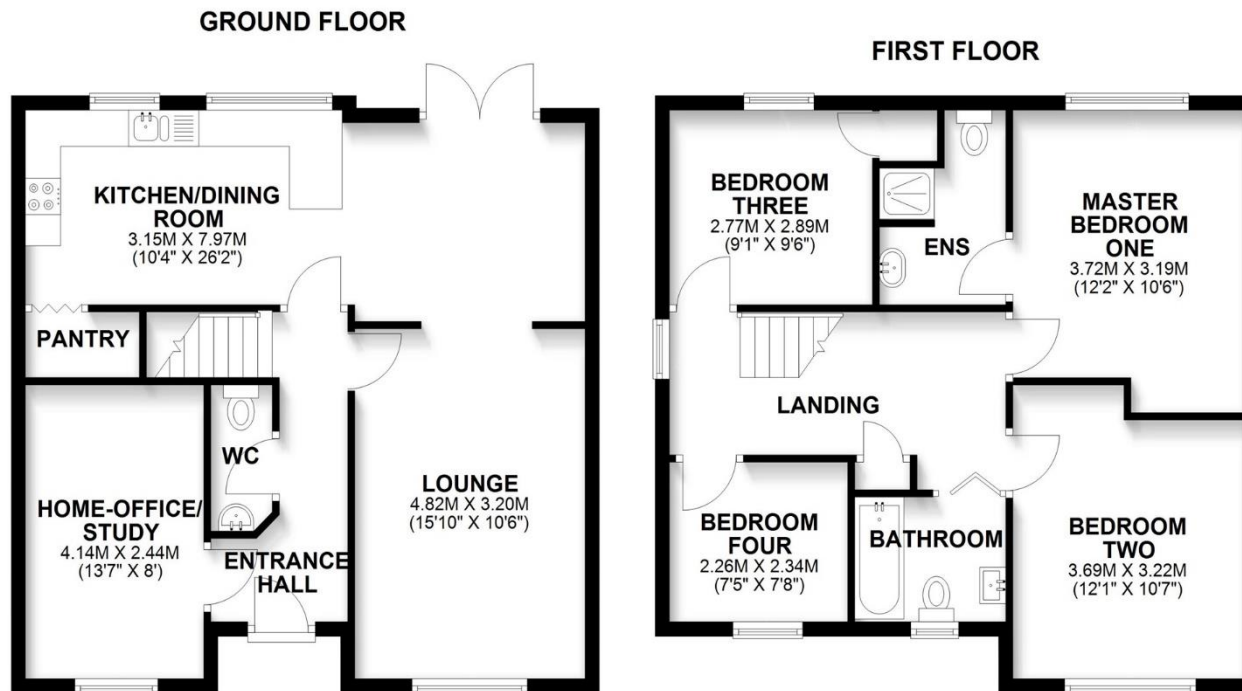






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