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Cheriton Drive, Thornhill Cardiff
offers in the region of £400,000

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About the property

A very spacious greatly extended four bedroom semi-detached house, built circa 1985 by Messrs Comden Homes, extended in 2008 with full planning and building regulation, approval providing a two storey side extension, now giving the property a very impressive 1300 square feet of space. Located on a quiet private residential road, away from busy passing traffic, this double fronted family home, benefits PVC double glazed windows, gas heating with panel radiators and a modern Ideal Logic Boiler (2015), white traditional style internal doors, and a very level and fully enclosed land locked rear garden. Within a short walk is Lisvane Railway Station, enabling fast travel to Queen Street and Cardiff Central, whilst also close by is a Sainsburys Super Store, a Petrol Station, a Post Office and a Doctors Surgery. Also within easy access is Thornhill Primary School. This bright and stylish modern home provides versatile living space, including an entrance porch, a central entrance hall, a capacious lounge (20'3 x 13'6), a sitting room and dining room (21'6 x 12'*), a fitted kitchen, whilst on the first floor there are four bedrooms and two bathrooms. The master bedroom is a super size (14'1 x 13'6, whilst the ensuite is a very impressive (13'6 x 5'8), complete with a modern contemporary suite in white with porcelain tiled walls and tiled floor comprising corner shaped Jacuzzi bath, a slim line W.C., a shaped pedestal wash hand basin and a large corner shaped shower cubicle.

Accommodation

The Property

This impressive home also benefits a private entrance drive and front garden, finished in block paving to provide plenty of off road private vehicular parking. a lovely modern home in a very convenient location. 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

Approached via a PVC double glazed part panelled front entrance door inset with obscure glass with matching side screen windows leading to a useful front porch with tiled flooring and spotlights.

Entrance Hall

Approached via apart panelled entrance door leading to a central hall with a single flight carpeted staircase with hand rail leading to the first floor landing, radiator.





Lounge

20' 3" x 13' 6" (6.17m x 4.11m)

A capacious principal reception room independently approached from the entrance hall via a white traditional style panel door. This versatile and generous room includes sliding PVC double glazed patio doors that open on to a private enclosed level rear garden, whilst the contemporary fireplace with marble hearth and surround is equipped with a living flame coal effect gas fire. Further features include coved ceilings, two double radiators, and a clear glass PVC double glazed window with outlooks on to the frontage road.

Sitting Room and Dining Room

21' 6" x 12' 8" narrowing to 7' 1" (6.55m x 3.86m narrowing to 2.16m)

Inset with a white PVC double glazed clear glass window with outlooks on to the frontage road, approached independently from the entrance hall via a white traditional style panel door, further double glazed PVC patio doors open on to an enclosed and level private rear garden, whilst this open plan living space benefits an under stair and useful recess together with two double radiators.



Kitchen

8' 6" x 8' 6" (2.59m x 2.59m)

Approached independently from the dining area and equipped with units fitted along three sides to both floor and eye level including glass fronted display cabinets with glass shelves, round nosed laminate worktops incorporate a stainless steel sink with drainer, electric cooker point, space with plumbing for a washing machine, integrated fridge freezer, ceramic tiled floor, part ceramic tiled walls, PVC double glazed outer door with side screen window overlooking and opening on to the enclosed level private rear gardens.

First Floor Landing

Approached via a single flight carpeted staircase with hand rail leading to a central main landing with access to roof space, built-in former airing cupboard now a linen cupboard and equipped with a wall mounted Logic Combi 30 gas heating boiler.



Master Bedroom One

14' 1" x 13' 6" maximum (4.29m x 4.11m maximum)

Approached independently from the landing via a white traditional style panel door leading to a generous master bedroom with coved ceiling, radiator, a clear glass PVC double glazed window with outlooks on to the frontage road, and a range of built out stylish panel fronted and mirror fronted wardrobes along one wall.

Ensuite Bathroom

13' 6" x 5' 8" (4.11m x 1.73m)

Modern contemporary bathroom suite in white with porcelain tiled walls and tiled floor comprising corner shaped Jacuzzi bath with chrome mixer taps and pop-up waste, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, separate large corner shaped ceramic tiled shower cubicle with chrome shower fittings and clear glass shower doors and screen, chrome vertical towel rail/radiator, coved ceiling with spotlights, obscure glass PVC double glazed window to rear.



Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m)

Approached independently from the landing via a white traditional style panel door leading to a further double size bedroom inset with a clear glass PVC double glazed window with outlooks on to the frontage road, coved ceiling, double radiator, wardrobe recess.

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m)

Approached independently from the landing via a white traditional style panel door leading to a good size third bedroom equipped with coving, radiator and a clear glass PVC double glazed window with a pleasing rear garden outlook.

Bedroom Four

6' 8" x 6' 6" (2.03m x 1.98m)

Approached independently from the landing via a white traditional style panel door, equipped with a radiator and a clear glass PVC double glazed window with outlooks on to the frontage road.



Family Bathroom

6' 3" x 7' 1" (1.91m x 2.16m)

Walls part ceramic tiled, whisper peach coloured suite comprising panel bath with chrome mixer taps and chrome mixer shower fitment, W.C., shaped pedestal wash hand basin with ceramic tiled splashback, double radiator, obscure glass PVC double glazed window to rear, approached independently from the landing via a white traditional style panel door, shaver point.

Outside

Front Entrance Drive

The front entrance drive and front garden have been finished in block paving to provide plenty of off road private vehicular parking.

Rear Garden

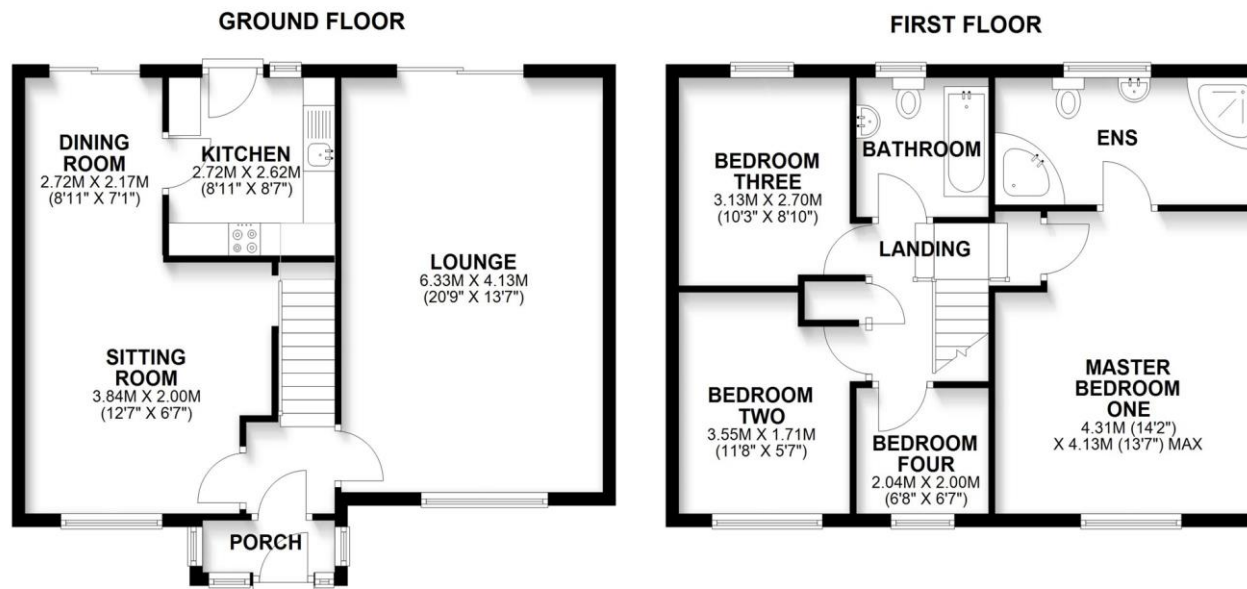
A very private and level rear garden chiefly laid to lawn beyond a paved sun terrace, afforded maximum privacy and security by timber fencing along all sides incorporating a garden gate that provides side access. Within the garden there are various apple trees, and one side is edged with borders of shrubs and plants.





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