



**Edwards & Co**  
property sales & lettings

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Pinecrest Drive  
Thornhill  
Cardiff  
CF14

£360,000



- Beautifully presented and extended 3 bed family home
- Superb open plan kitchen/living/dining room
- Spacious principal reception room
- 2 double and 1 generous single bedroom
- Family bathroom
- Ample driveway parking
- Front and rear gardens
- Ideally located close to all local amenities
- Must be viewed to fully appreciate

Ref: PRA53573

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Stylish and extended 3 bedroom family-sized home in enviable Thornhill location\* Edwards and Co are delighted to offer for sale this beautifully presented and spacious 3 bedroom home. The property offers an extended ground floor footprint plus 2 double bedrooms, 1 sizeable single bedroom and family bathroom to the first floor. Driveway parking and front and rear gardens complete this fabulous property. **MUST BE VIEWED**

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### Driveway & Front Entrance

Front garden laid to lawn, driveway parking for 2 cars, electric charging point. Composite front door with porch overhang and light, large storage cupboard with electricity.

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### Entrance Hallway

Neutral decoration, Coved ceiling, pendant light fitting, uPVC window to side aspect with obscured glazing, radiator, white tiled flooring, stairs to first floor and modern wooden door to reception room.

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### Principal Reception Room

Bright, modern living space with wood effect wall panelling, uPVC window to the front aspect, radiator, white tiled flooring throughout, media wall with space for TV, inset electric fire with lights and sound effects, under stairs storage area, bi-fold doors to the kitchen/dining/family room.

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### Kitchen/Living/Dining Room

Fantastic, extended, open plan kitchen/dining/living room opening onto a bright, sunny and fully enclosed rear garden.

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## Kitchen

Excellent storage throughout in this high gloss kitchen, wall units, base units, pan drawers, pull out larder unit. Roll top work surfaces with tiled splash back, chrome sink with mixer tap, gas hob built into the breakfast bar, pop up electric socket to breakfast bar. Integrated oven and microwave, upright fridge freezer, dish washer and washing machine. Inset lights to the plinths, white tiled flooring - opening to the living area.



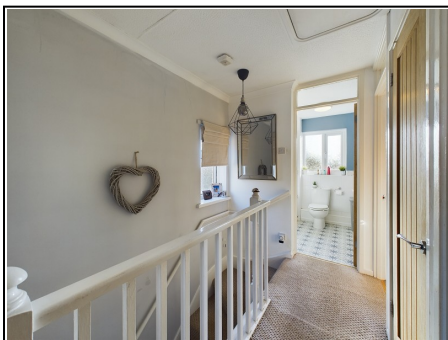
## Dining Area

Neutral decoration, pendant light fitting, space for dining table and chairs open plan to the kitchen and living area.



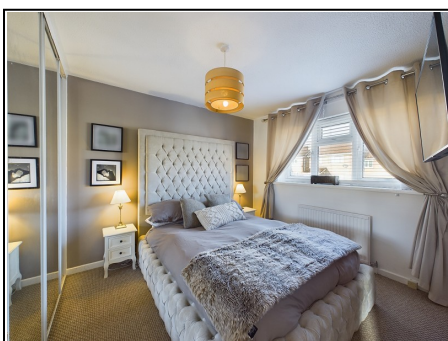
## Living Area

Living room extension, Velux windows, PVC French doors, with side casement windows to the rear garden, PVC window to the side aspect, radiator, white tiled floor. Wood effect wall panelling.



## First Floor Landing

Neutral decoration, coved ceiling, pendant light fitting, loft access. Modern wooden panelled doors to all rooms, neutral carpet, uPVC window to side aspect, airing cupboard.



## Bedroom 1

Neutral decoration with a painted feature wall and media wall. Built in mirrored wardrobes with sliding doors, pendant light fitting, uPVC window to the front aspect, radiator, neutral carpets.



## Bedroom 2

Neutral decoration with feature painted wall, pendant light fitting, PVC window to rear aspect, radiator, neutral carpets.



## Bedroom 3

Painted white throughout, pendant light fitting, PVC window to the front aspect, radiator, neutral carpets.



## Family Bathroom

Comprised of a bath with shower above and glazed panel, pedestal wash hand basin with chrome mixer tap, WC with push button flush, shaver socket, Textured ceiling, pendant light fitting, part painted and tiled walls, uPVC window to the rear aspect, chrome heated towel rail, tile effect laminate flooring.



## Rear Garden

Fully enclosed South West facing garden, laid to lawn with large storage shed. Raised patio/seating area, outside tap, gate to front driveway.

## Services

Mains electricity, mains water, mains gas, mains drainage



## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	
				EU Directive 2002/91/EC	
					

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.