



**Edwards & Co**  
property sales & lettings

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**Heol Llinos  
Thornhill  
Cardiff  
CF14**

**Guide Price £300,000**



- Modern and enviably located 3 bedroom family home in Thornhill
- Spacious main living room
- Stylish open-plan kitchen and dining room
- 2 very well-proportioned double bedrooms
- 1 sizeable single bedroom
- Fabulous first floor shower room/wc
- Modern decor and furnishings throughout
- Driveway parking
- Front and rear gardens
- VIEWINGS AVAILABLE IMMEDIATELY - CALL US TODAY



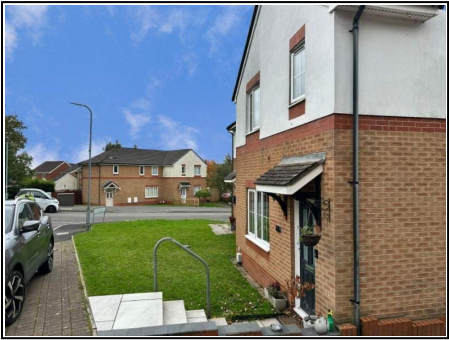
**Ref: PRA53735**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Modern and well-presented 3 bedroom family-sized semi detached home in Thornhill\* Edwards and Co are delighted to offer for sale this fabulous property in Heol Llinos. The property offers sizeable 2 storey accommodation together with driveway and front and rear gardens. CALL US TO VIEW TODAY!

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## Front Garden

Laid to lawn with steps and hand rail leading to front door. Side access to driveway and rear garden.

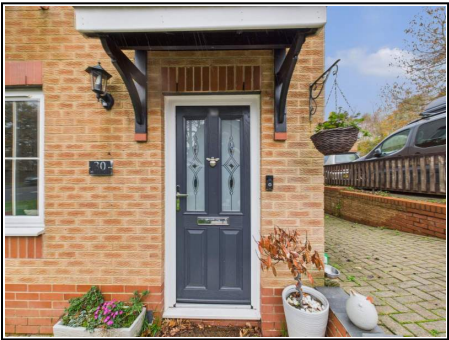
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## Driveway & Front Entrance

Ample block paved driveway alongside property, paved steps to covered entrance and adjacent front garden.

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## Covered Porch

Covered storm porch with access door to entrance hallway.

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## Entrance Hallway

A bright and inviting hallway with carpeted stairs to first floor and door to main living room.

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## Living Room

Bright and spacious main living room with access to kitchen/dining room to rear.

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## Kitchen/Dining Room

Modern open-plan kitchen and dining area with pvc access door to rear garden.



## Kitchen

Modern and stylish fully fitted kitchen with gas hob, electric oven and space for fridge/freezer. Open plan to dining area.



## Dining Area

Open plan dining area to kitchen with ample space for dining table. Storage cupboard.



## First Floor Landing

Brightly decorated and carpeted landing area providing access to all bedrooms and bathroom. PVC window with obscured glazing to side aspect.



## Bedroom 1

Excellent size double bedroom with bright modern decor. PVC window overlooking front aspect.



## Bedroom 2

Another good size double bedroom with PVC window overlooking the rear garden.

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## Bedroom 3

Single bedroom with modern decor.

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## Shower Room/Wc

Spacious and stylish modern first floor shower room/wc with walk in shower, wc and wash hand basin. Tiled walls.

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## Rear Garden

Private and enclosed rear garden laid mainly to lawn with plated borders and well-defined boundary fencing. Sizeable patio/outdoor entertaining space.

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## Agents Opinion

FULL DETAILS TO INCLUDE FLOOR PLAN AND VIRTUAL TOUR TO FOLLOW SHORTLY - A very neat, tidy and ideally located 3 bedroom family-sized home in Thornhill. IMMEDIATE-VIEWING REQUESTS NOW BEING TAKEN.

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## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

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# Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith 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        | (81-91) <b>B</b>                                                                                                                                       |         |           |
| (69-80) <b>C</b>                                                                                                                                     |         |           | (69-80) <b>C</b>                                                                                                                                       |         |           |
| (55-68) <b>D</b>                                                                                                                                     | 62      |           | (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                                                                                        |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  |         |           | England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

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.