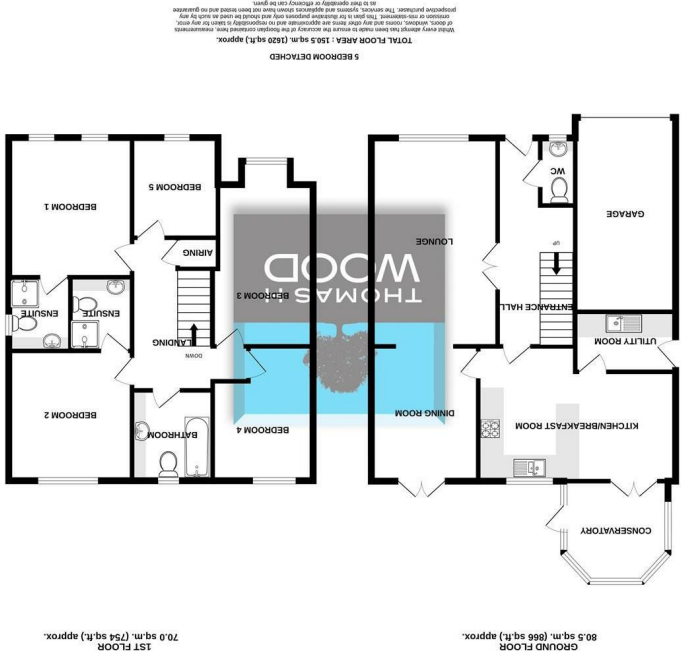


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and should be used as a guide only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



To book a viewing call 02920 626252

thomashwood.com



Bassetts Field,
Thornhill, Cardiff,
CF14 9UG

A spacious and well presented five bedroom, two en-suite detached family home in a desirable cul-de-sac in Thornhill.

Located in the highly sought-after Bassetts Field development, this generously proportioned five bedroom detached home was built by Barratt Homes in 2003 and offers versatile accommodation across two well-designed floors, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a spacious lounge, a separate dining room, and a modern kitchen/breakfast room with integrated appliances and conservatory opening to the rear garden. A utility room and downstairs W/C provide additional practicality.

Upstairs, the property boasts five bedrooms, two of which benefit from their own en-suite shower rooms, ideal for larger families. The remaining bedrooms are served by a well-appointed family bathroom. The layout provides excellent flexibility, with the fifth bedroom also suited as a study, nursery or dressing room if desired.

Outside, there is a private rear garden perfect for relaxing or entertaining, along with a garage and driveway parking.

The property is well positioned within a peaceful cul-de-sac and close to a range of local amenities, including shops, supermarkets, Thornhill train station, and bus routes. It also falls within catchment for popular local schools such as Thornhill Primary School, Llanishen High School, Llanishen Fach Primary School and Whitchurch High School. Christ the King Primary School and Ysgol Y Wern Welsh-medium school.

No onward chain.



ENTRANCE
Entered via panelled double glazed door to hallway.

HALLWAY
Single radiator, amtico flooring, double glass panelled doors to lounge, door to kitchen and door to downstairs w.c.

DOWNSTAIRS WC
3'0" x 5'10"
Upvc double glazed window front, comprises of low level w.c, basin with vanity unit, tiled floor, single radiator.

LOUNGE
18'1" x 10'10"
Upvc double glazed window to front, electric fire with marble hearth and surround, single radiator, coved ceiling, archway to dining room.

DINING ROOM
11'7" x 9'3"
Upvc double glazed French doors to rear garden, coved ceiling, single radiator, door to kitchen/diner.

KITCHEN/DINER
17'0" x 11'7"
Upvc double glazed window to rear, selection of wall and base units and contrasting worksurfaces, quartz sink and drainer unit with mixer tap, partly tiled, built in gas hob and electric oven, integrated dishwasher, American fridge freezer.

Features

- FIVE DOUBLE BEDROOM DETACHED
- TWO EN-SUITES
- LARGE RECEPTION ROOM
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- UTILITY ROOM
- GARAGE
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

UTILITY
8'6" x 5'1"
Fitted with base units and cupboard, inset stainless steel sink and drainer with mixer tap over. Washing machine and tumble dryer , wall mounted boiler, double glazed door to rear.

CONSERVATORY
10'1" x 8'10"
Enter via Upvc double glazed French doors with ceramic tiled flooring, Upvc double glazed French doors to garden.

FIRST FLOOR

LANDING
Access to a fully boarded attic with fold down ladder, with power, doors to all rooms, door to airing cupboard housing hot water tank.



BEDROOM ONE
12'0" x 10'11"
A good size master bedroom with two double glazed windows to front, single radiator, painted walls, papered feature wall, carpet and door to ensuite.

ENSUITE
5'4" x 6'4"
Fitted with a three piece suite to include low level w.c, wash hand basin with vanity unit and tiled splashback, walk in fully tiled shower cubicle with shower. Upvc double glazed window to side, tiled floor, single radiator

BEDROOM TWO
11'3" x 10'7"
A further excellent size bedroom with carpet, Upvc double glazed window to rear, single radiator, door to ensuite.

ENSUITE
5'4" x 6'4"
Fitted with a three piece suite to include low level w.c, wash hand basin with vanity unit and work top with tiled splashback, walk in fully tiled shower cubicle with shower, tiled floor, single radiator.

BEDROOM THREE
16'1" x 8'7"
Overlooking the front aspect with carpet, painted walls, Upvc double glazed window, single radiator.

BEDROOM FOUR
11'5" x 8'11"
Upvc double glazed window to rear, carpet, painted walls, single radiator.

BEDROOM FIVE
8'9" x 6'7"
Upvc double glazed window to front, carpet, painted walls, single radiator.

FAMILY BATHROOM
6'11" x 7'10"
Fitted with a three piece suite comprising of panelled bath, low level w.c, wash hand basin with vanity unit and work top, cupboard and shelving. Tiled splashbacks, Upvc double glazed window to rear.

FRONT GARDEN
Driveway for 2 cars leading to garage with up and over door and power. Lawned area.

REAR GARDEN
Laid to patio and lawned area, enclosed by fencing and wall with mature shrubs and bushes.





TENURE
This property is understood be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX
Band G

Information

- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1620.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B



-  5 BEDROOMS
-  3 BATHROOMS
-  3 RECEPTION ROOMS
-  ENERGY RATING: D