



Cheriton Drive, offers in excess of £380,000

- COUNCIL TAX BAND E, EPC C, FOUR BEDROOMS, TWO BATH ROOMS
- 21 FT SITTING ROOM AND DINING ROOM, FITTED KITCHEN
- LARGE LOUNGE (20'3 X 13'6), PVC DOUBLE GLAZING
- GAS HEATING, PRIVATE ENTRANCE DRIVE
- LEVEL AND ENCLOSED REAR GARDENS
- WALKING DISTANCE TO LISVANE TRAIN



 4  2  2



About the property

A well designed four bedroom family house, providing 1300 square feet, and benefiting a very level and enclosed garden together with ample private off road parking. Two large reception rooms, and two full bathrooms. PVC window, and gas heating, seen inside!

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 a part 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)

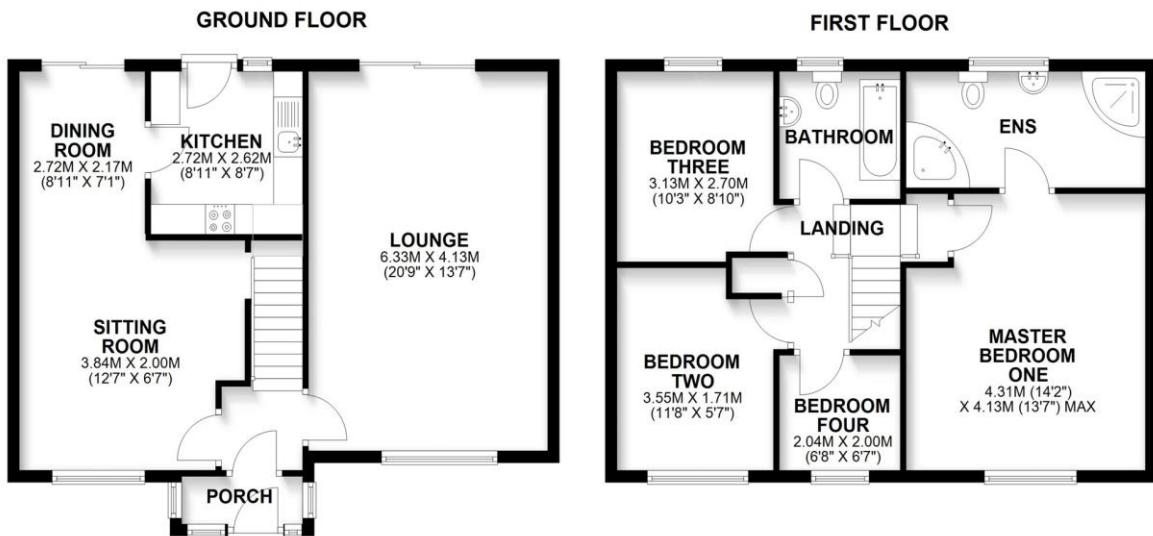
Approached independently from the dining area and equipped with units fitted along three sides to both floor and eye level including glass fronted display cabinets with glass shelves, round nosed laminate worktops incorporate a stainless steel sink with drainer, electric cooker point, space with plumbing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

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Floorplan



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