



**Edwards & Co**  
property sales & lettings

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**Clos Y Carlwm  
Thornhill  
Cardiff  
CF14**

**Guide Price £335,000**



- Fabulous end of terrace 3 bedroom family home
- Corner plot with large garden and additional parking
- Well presented and modernised throughout
- Spacious living room + modern conservatory
- Stylish open-plan kitchen and dining room
- 2 well proportioned double bedrooms
- 1 sizeable single bedroom
- Off-Road parking
- Cul-de-sac location
- NOT TO BE MISSED



**Ref: PRA53798**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Very well presented 3 bedroom end of terrace property on corner plot in Thornhill\* Edwards & Co are delighted to offer for sale this beautifully presented family home in Thornhill with a stylish open plan kitchen/dining room, principal reception room + modern conservatory, two double bedrooms + one single bedroom and fabulous rear garden. The property is in great condition and benefits from off road parking at the end of a cul-de-Sac. CALL US TO VIEW TODAY!

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## Driveway & Front Entrance

Ample off road driveway with additional parking behind wooden gate. Pathway to front door.

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## Entrance to property

This property features a charming entrance, marked by a distinctive blue front door complemented by decorative glass panels. A covered porch area provides protection from the elements, contributing to ease of access. To the side of the entrance is off-road parking.

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## Hallway

The welcoming entrance hallway provide access to the living room and stairs to the first floor accommodation. Additionally a useful storage cupboard to the side of the entrance.

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## Hallway Second Angle

As described.

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## Living Room

A well presented spacious living room with a window overlooking the front aspect. The flooring is a stylish wood effect, enhancing the room's contemporary feel. A door leads to the kitchen.



## Additional Picture

As described.



## Kitchen/Dining Area

This spacious kitchen features a contemporary layout with an abundance of natural light, thanks to large double doors that leads to a conservatory and a window overlooking the rear garden. There is a modern breakfast bar divide between the kitchen and the ample dining area. The flooring is comprised of dark tiled surfaces, providing a sleek and modern aesthetic.



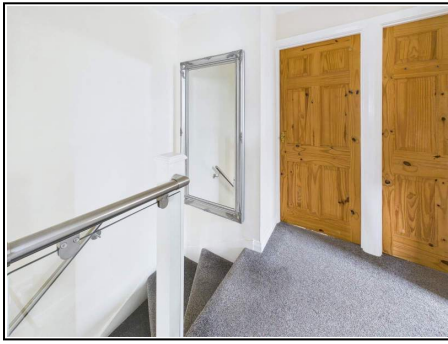
## Kitchen

As described.



## Conservatory

The conservatory offers an abundance of natural light, thanks to its large windows that provide views of the outdoor space. The flooring features a bright and modern design, enhancing the sense of space. Double doors open out to a decked area, seamlessly connecting the indoor and outdoor environments.



## Landing

Spacious first floor landing with doors to the bedrooms and bathroom. There is also a storage cupboard.



## Bedroom 1

The spacious double bedroom features a comfortable layout with ample natural light flowing in from a window. The flooring is carpeted, providing warmth and comfort. Ample storage/wardrobe space.



## Bedroom 2

Bedroom 2 is also a double bedroom with ample space for as double bed and furniture if desired. Rear facing window overlooking the garden.



## Bedroom 3

This room offers a cozy and functional space, ideal for various uses such as a single bedroom or a home office.. The generously sized window allows for natural light to fill the area, creating a bright and inviting atmosphere. The flooring is carpeted, providing warmth and comfort underfoot.



## Bathroom

The bathroom features a combination of tiled and painted walls, providing a clean and contemporary aesthetic. Natural light enters through a small window, enhancing the brightness of the space and providing ventilation. The layout includes a bath with a shower unit, WC and a wash hand basin with a mixer tap.



## Garden

This property features a spacious outdoor area comprising a well-maintained lawn and a wooden decking space. The decking serves as an inviting area for outdoor activities and relaxation. The garden is enclosed by fencing, providing privacy, while the surrounding greenery contributes to a tranquil outdoor atmosphere.

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## Garden 2

Useful area to the side of property. The garden gate can be removed to provide for additional parking if necessary.

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## Agents Opinion

This is a lovely property in a quiet residential area and certainly worthy of inspection. The property has been maintained to a high standard and recent work has modernised the property. The sizeable corner plot is a huge benefit with the garden gate allows access for additional parking if necessary. There is also a pleasant garden laid to lawn with decking and outside sheds for storage. All in all this 3 bedroom end terrace property will make an ideal family home.

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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.

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## Services

EPC Rating:72

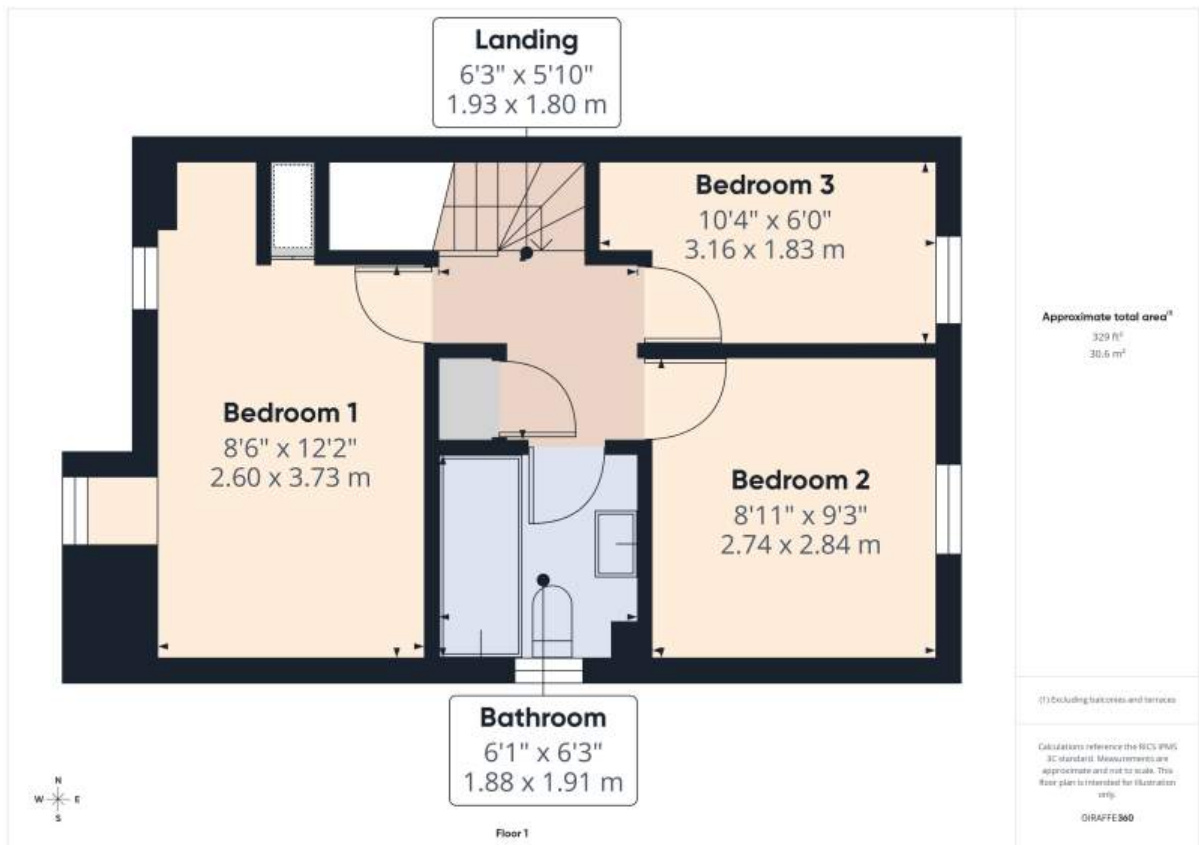
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

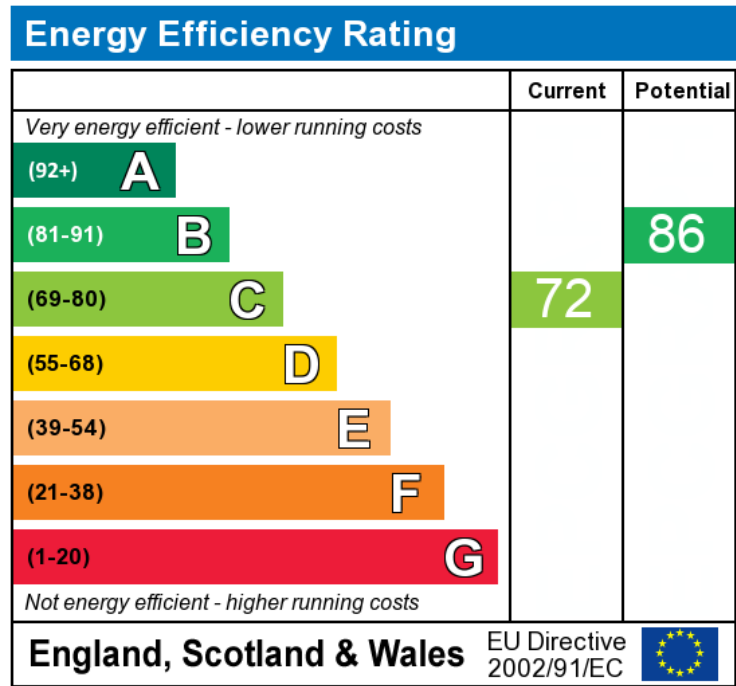
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion 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.



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.