



Garrick Drive, Thornhill Cardiff CF14 9BH

welcome to

Garrick Drive, Thornhill Cardiff

Ideally positioned in a well-connected part of Thornhill, this modern home offers the perfect blend of comfort & convenience. Perfect for those looking for their first home or for those looking in this popular area. The property is located within proximity to Cefn Onn Park & train station



Porch

Fitted cabinet, aluminium glazed door to lounge.

Lounge

Double glazed window to front with shutters, vertical radiator, stairs to first floor with runner, built in cupboards with built in lighting and power socket, aluminium glazed French door to dining area

Dining Room

double glazed sliding door to garden, access to kitchen

Kitchen

Wall and base units, work surfaces, tile splash back, built in oven with induction hob, extractor hood, dual sink with drainer, double glazed window to rear, space for dishwasher, washing machine and fridge freezer, under cupboard lighting.

Landing

Access to loft, airing cupboard with combi boiler

Bedroom One

Double glazed window to front with shutter, built in wardrobes with built in lighting, radiator

Bedroom Two

Double glazed window to rear, radiator

Bedroom Three

Double glazed window to rear, radiator

Shower Room

Walk in double shower cubicle, low level w/c, wash hand basin, fitted mirror, heated towel rail, double glazed obscured window to side, wall mounted double toothbrush charger

Solar Panels

The property owns the solar panels on the roof, with new inverter recently fitted

Front Garden

Partially laid to lawn, drive for a couple of vehicles, Ev

charger, gate to rear garden.

Rear Garden

Enclosed with fencing, paved patio, laid to lawn with flower borders.



view this property online allenandharris.co.uk/Property/WTC109697



welcome to

Garrick Drive, Thornhill Cardiff

- End of link home in Thornhill
- Superb finish throughout
- Open plan living room & generous kitchen & diner
- Brand new shower room, recently rewired
- Solar panel, close to supermarket and restaurants

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109697



Property Ref:
WTC109697 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk