



 4  2  2

14 Clos Y Hebog, Thornhil, Cardiff, CF14 9JL.

Offers in the region of £535,000



A well designed detached double fronted four-bedroom house, built in 2000 by Messrs Persimmon Homes, a reputable firm of national house builders, and completed with a 10 year NHBC guarantee.

This stylish modern house occupies a delightful position fronting quiet and select Close Y Hebog, away from busy passing traffic, yet well placed within walking distance to Cefn Onn Country Park, the charming Cottage Inn and Restaurant and Lisvane Railway Station providing fast and economic travel to Queen Street and Cardiff Central.

This impressive home also occupies a corner plot with a very private rear rear garden , which enjoys a tranquil outlook onto private mature protected woodland. Special features include new electric roller doors fitted in 2022 to the enviable double garage (19'2 x 17'8), a double width private drive, a Cv electric car charger point, new stylish floors 2025 throughout the living space, PVC double glazed windows, and gas heating with a modern Glow Worm Combi boiler.

The impressive living space provides 1100 square feet, and comprises an entrance porch, an entrance hall with a returning spindle balustrade staircase, a modern down stairs cloak room, an open plan kitchen and dining room (23'4 9'6), a utility room, a front lounge with a wide bay window, whilst on the first floor there are four bedrooms, and two bathrooms, one being ensuite to the generous master bedroom (14'3 x 11'6), and in recent years the family bathroom has been re-modelled.

Entrance Porch

Open fronted with a paved threshold,

Entrance Hall

13' 10" x 6' 4" (4.22m x 1.93m)

Approached by a part panelled double glazed front entrance door. Contemporary tiled floor, spindle balustrade staircase leading to the first floor landing. Useful under stairs cloaks hanging cupboard, Coved ceiling, radiator.

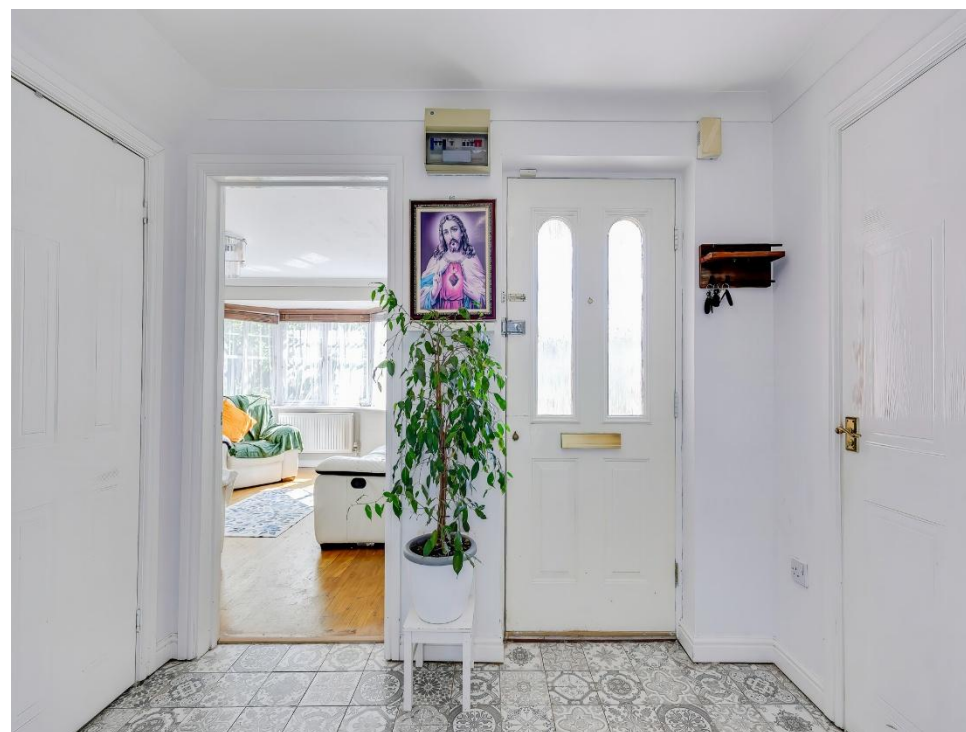
Downstairs Cloak Room

Modern white suite comprising slim line wc, mounted shaped wash hand basin with retro ceramic tiled splash back, chrome mixer taps, pop up waste, built out vanity unit with white high gloss doors, contemporary tiled floor, coved ceiling, double glazed patterned glass window to front.

Lounge

14' 2" x 14' 7" max (4.32m x 4.45m max)

Approached from the entrance hall by a white traditional style panel door with regency handle, measurements into a wide splayed bay, with white PVC double glazed windows with outlooks across the delightful landscaped front gardens, double radiator, contemporary fireplace with matching hearth, inset with a living flame gas fire, coved ceiling, double radiator.





Kitchen & Dining Room

23' 4" x 9' 6" (7.11m x 2.90m) Approached from the entrance hall by a contemporary glass panel door, fitted with a full range of both floor and eye level units, in white wood grain effect, with slim line handles and granite patterned work tops, sink unit with mixer taps, vegetable cleaner and drainer, space with plumbing for a dish washer, integrated Zanuzzi electric oven, integrated Bosch four ring gas hob, concealed extractor hood, walls part ceramic tiled, two stylish vertical radiators, space for the housing of an upright fridge freezer, ample space for a dining table and chairs, PVC double glazed window with a rear garden outlook that extends onto wood land, white PVC double glazed french doors which open onto a large decked sun terrace.

Utility Room

5' 8" x 5' 4" (1.73m x 1.63m)

With matching floor units, in white wood grain effect with slim line handles and granite patterned work tops, ceramic tiled walls, space with plumbing for a washing machine, space for the housing of a tumble dryer, eye level unit, tiled floor, part double glazed outer door to side. Air ventilator.

First Floor Landing

Approached by a returning spindle balustrade staircase, leading to a central landing, with access to roof space, radiator, PVC double glazed window with a front outlook.



Master Bedrom One

14' 3" x 11' 6" (4.34m x 3.51m)

Approached from the landing by a white traditional style panel door, leading into a spacious master bedroom equipped with fitted floor to ceiling contemporary wardrobes with mirror fronts, radiator, stylish flooring, PVC double glazed window with a pleasing elevated outlook across the landscaped front gardens and onto the quiet close.

Ensuite Shower Room

White modern suite comprising ceramic tiled shower cubicle with chrome shower fittings and glass shower door, shaped wash hand basin with ceramic tiled splashback with chrome mixer taps and pop up waste, built out vanity unit with white high gloss doors and slim line handles. Slim line wc, vertical radiator, shaver point, air ventilator, stylish ceramic tiled floor, PVC patterned glass double glazed window to side.

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Approached from the landing by a white traditional style door, radiator, stylish flooring, built in cupboard housing a modern wall mounted Glow Worm gas boiler (Combi). PVC double glazed window with outlooks across the rear gardens and onto protected woodland.



Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)

Approached from the landing by a white traditional style door with an additional 2 FT deep entrance recess, radiator, PVC double glazed window with outlooks across the rear gardens and onto protected woodland.

Bedroom Four

8' 10" x 6' 7" (2.69m x 2.01m)

Approached from the landing by a white traditional style door, radiator, stylish flooring, PVC double glazed window with a pleasing elevated outlook across the landscaped front gardens and onto the quiet close.

Family Bathroom

Stylish re-modelled white suite with retro ceramic tiled walls, comprising panel bath with stylish black fittings including waterfall shower unit with mixer taps, clear glass shower screen, slim line wc, shaped mounted wash hand basin with black fittings including mixer taps and pop up waste, built out vanity units with white high gloss doors and slim line handles, matching black radiator/towel rail, shaver point, air ventilator, PVC double glazed patterned glass window to rear.



Outside Front Gardens

Large landscaped front gardens being enclosed by stylish fencing, inset with a garden gate which leads to a entrance path. The gardens are laid to lawn and edged with garden trees and borders of shrubs and plants, affording a natural screen of privacy.

Rear Gardens

A good sized rear garden, corner plot, with a large decked sun patio with balustrade surround, small lawn, further decked corner patio, all enclosed by timber panel fencing, and backing onto mature and private protected woodland.

Entrance Drive

Double width entrance drive, leading to the double garage, and benefiting

Double Garage

19' 2" x 17' 8" (5.84m x 5.38m)

With two new electric roller doors, fob operated, internal electric power and light, semi detached double garage constructed in brick and block, useful open roof space storage area.



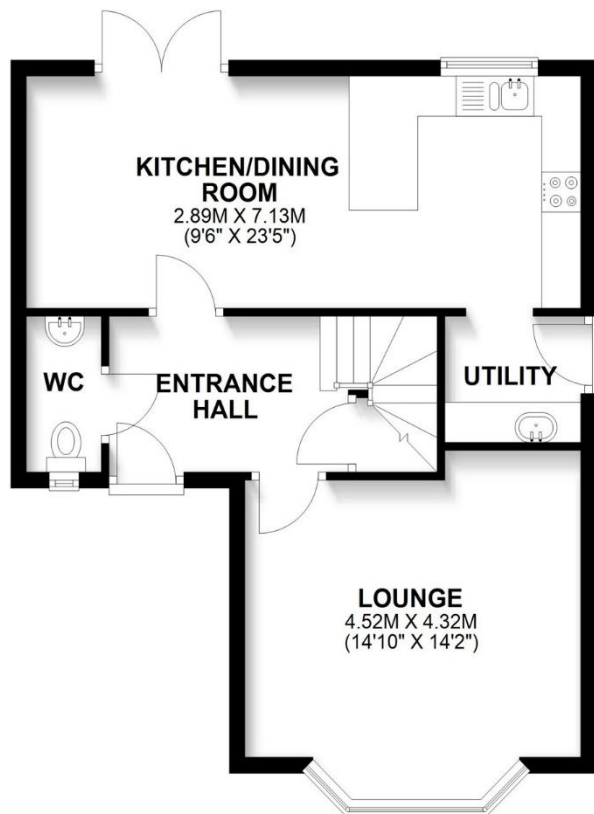




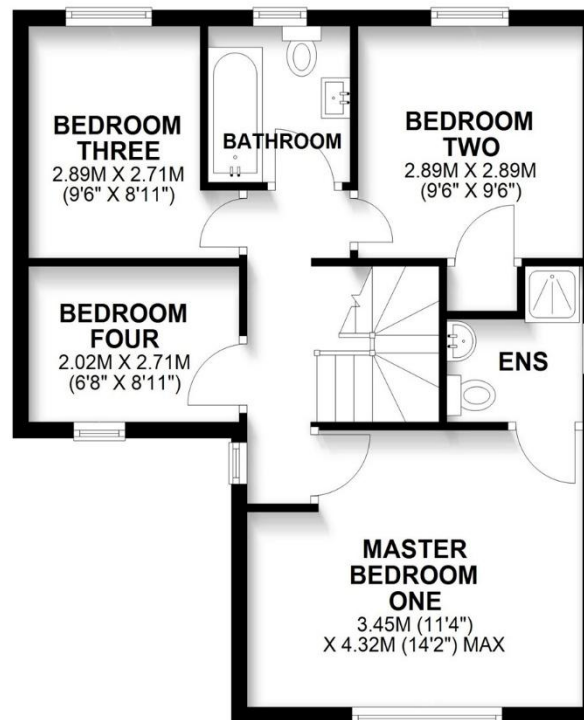
02920 618552

llanishen@peteralan.co.uk

GROUND FLOOR



FIRST FLOOR



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

