



£385,000 Freehold

Threipland Drive | Cardiff | CF14 4PW

Hern & Crabtree

Welcome to Threipland Drive, Cardiff - a charming location that could be the perfect setting for your new home! This modern three-storey townhouse offers not just a house, but a lifestyle and is offered to the market with no onward chain. Situated in a popular location close to amenities, you'll find convenience at your doorstep. The proximity to the University Hospital of Wales and Ton yr Ywen Primary School makes this property a great choice for those working in the healthcare sector or with young children. For those who rely on public transport, the closeness to bus links will make commuting a breeze.

The accommodation briefly comprises an entrance hall, ground floor bedroom which could be easily utilised as a home office, WC, and a kitchen diner to the ground floor with access to the rear courtyard. To the first floor is living room, primary bedroom and en suite and to the second floor there are three further bedrooms and a family bathroom. The property also benefits from off street parking to the front and a rear courtyard garden space.

Don't miss out on the opportunity to make this townhouse your own and enjoy the comfort and convenience it has to offer. Contact the Heath branch to book your viewing today.



### Entrance Hall

Entered via a composite front door with obscure glazed windows. Storage cupboard, coved ceiling. Radiator. Stairs to the first floor. Doors to:

### Bedroom Two 9'1 x 10'5

Double glazed window to the front, radiator, coved ceiling, laid to carpet.

### WC 3'9 x 4'7 max

WC, wash hand basin, extractor fan, laminate flooring, part tiled walls.

### Kitchen Diner 14'10 x 13'1 max

Double glazed window to the rear, double glazed patio doors to the rear.

Coved ceiling. Radiator. Kitchen is fitted with matching wall and base units with work tops over, stainless steel 1.5 bowl sink and drainer. Four ring gas hob with cooker hood over and tiled splash back. Space and plumbing for a washing machine and dishwasher. Space for fridge freezer. Laminate flooring. Combination boiler.

### First Floor

Stairs from the entrance hall with banister to first floor landing with stairs to the second floor.

### Living Room 9'5 x 14'10 max

Double glazed windows to the front, radiator.

### Primary Bedroom 9'8 x 12'9 max

Double glazed window to the rear, radiator.

### En Suite 6'0 x 5'9 max

Double obscure glazed window to the rear. WC, wash basin, walk in corner shower, tiled walls, radiator.

### Second Floor

Stairs from the first floor landing. Cupboard housing water tank.

### Bedroom Three 7'11 x 9'10 max

Double glazed window to the rear, fitted wardrobes, radiator. Loft access hatch.

### Bedroom Four 12'9 x 7'10 max

Double glazed window to the rear, radiator, fitted wardrobes.

### Bedroom Five 6'8 x 8'9 max

Double glazed window to the front. Radiator.

### Family Bathroom 5'7 x 6'7 max

Double obscure glazed window to the rear. Bath with integrated shower, WC, wash hand basin. Radiator.

### External

#### Front

Graveled area with pave path to the front. Brick wall with iron railings.



### Rear

Courtyard with low rise wall and access to parking area.

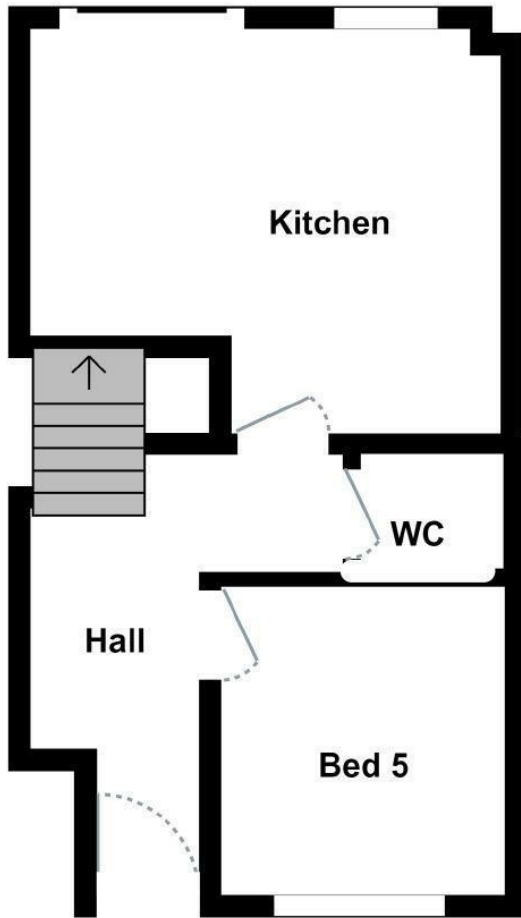
### Additional Information

We have been advised by the vendor that the property is freehold.

EPC - C

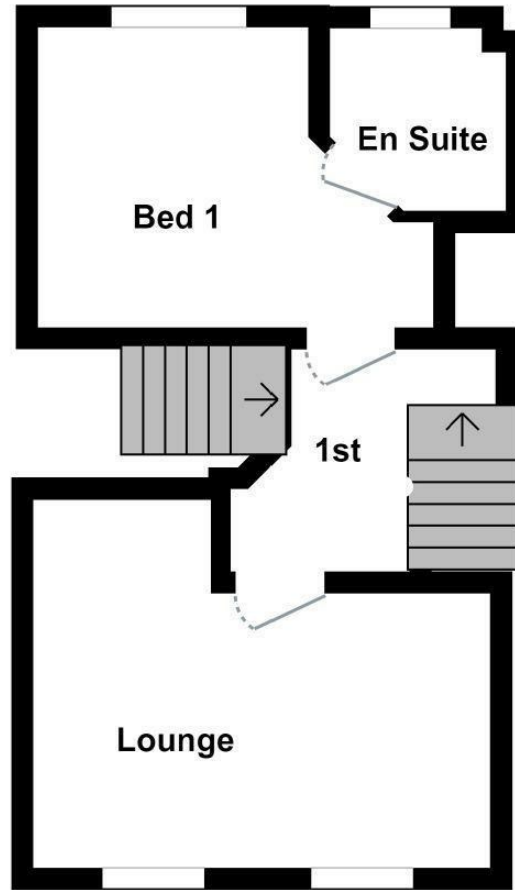
Council Tax Band - F





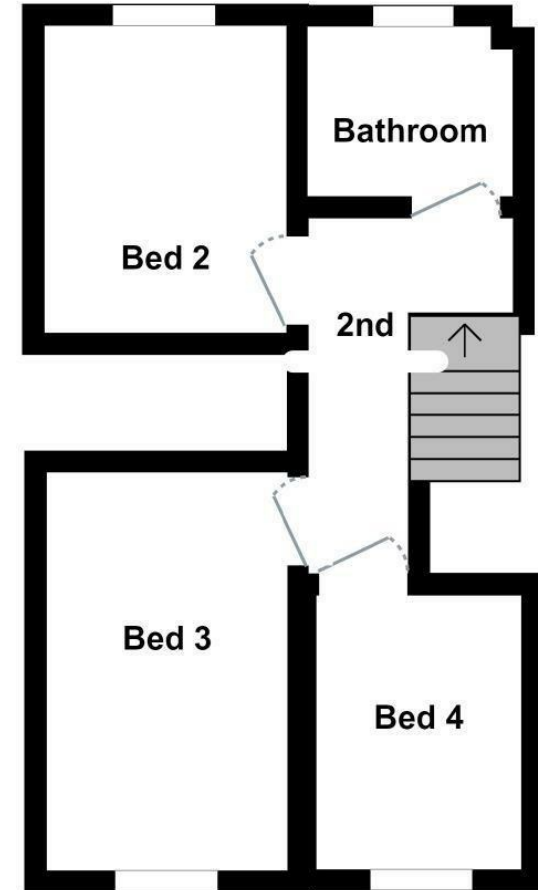
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Ground Floor



For illustration purposes only. Not to scale.

1st Floor

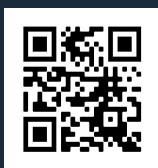
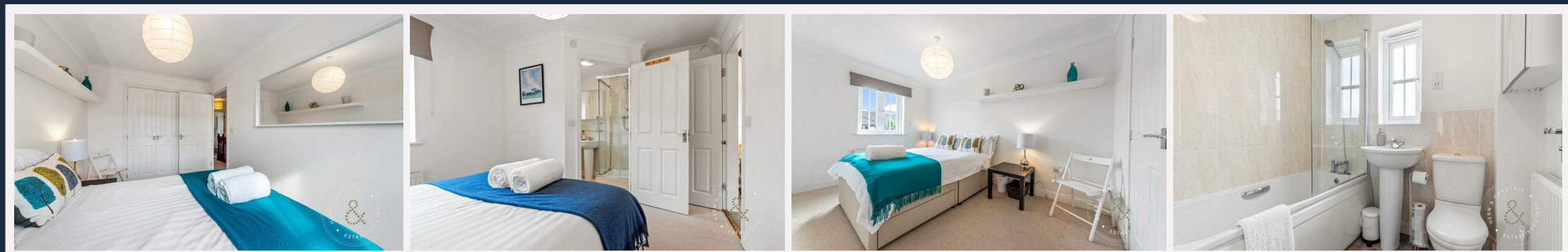


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2nd Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>



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