

Oakridge

THORNHILL, CARDIFF, CF14 9BS

GUIDE PRICE £245,000

**Hern &
Crabtree**



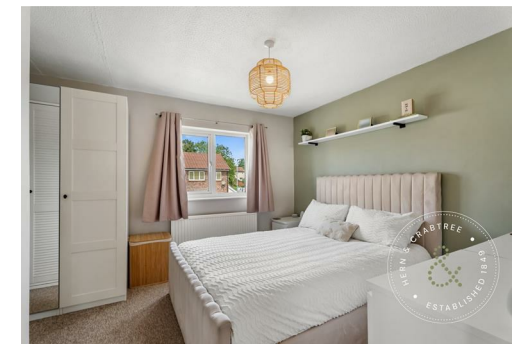
Oakridge

Nestled within the highly desirable suburb of Thornhill, this beautifully presented end terrace home offers an inviting balance of comfort, style and practicality, making it an exceptional choice for first time buyers, professionals or those looking to downsize without compromise. Thoughtfully maintained and tastefully decorated throughout, the property enjoys a warm and welcoming atmosphere from the moment you arrive, with attractive gardens framing the approach and interiors that have been carefully arranged for modern day living.

The entrance hall provides an immediate sense of home, leading through to a spacious lounge and dining room where natural light pours through the front facing window, creating an ideal setting for both everyday life and relaxed entertaining. Clever use of space beneath the stairs enhances practicality, while the adjoining kitchen offers generous storage and direct access to the rear garden. Upstairs, two well proportioned bedrooms are complemented by a stylish shower room and useful built in storage, ensuring every inch of the home has been thoughtfully considered.

Outside, the rear garden has been designed to provide both enjoyment and ease of maintenance, combining patio seating with lawn and colourful planting. The front garden and private driveway add further appeal, creating an attractive first impression and valuable off road parking.

Thornhill continues to be one of North Cardiff's most sought after residential locations, appreciated for its peaceful surroundings and excellent convenience. The area offers a wealth of everyday amenities including supermarkets, cafés and local shops, while nearby Lisvane and Thornhill railway station provides direct services into Cardiff city centre. Families are well served by respected primary and secondary schools, together with nearby parks and green spaces that encourage an active outdoor lifestyle. Excellent road links to the A48 and M4.



599.00 sq ft

Entrance Hall

Opaque double glazed uPVC entrance door to the side elevation. Radiator, staircase rising to the first floor and useful wooden display shelf.

Lounge / Dining Room

Double glazed window to the front elevation allowing excellent natural light. Two radiators, dado rail, useful under stairs storage area with shelving and glazed internal door leading through to the kitchen.

Kitchen

Double glazed window overlooking the rear garden together with a uPVC door incorporating an opaque double glazed panel. Fitted with wall and base units beneath laminate work surfaces, partially tiled walls, space for an oven, washing machine and fridge freezer, under cabinet lighting, extractor fan and radiator.

Landing

Double glazed window to the side elevation, hatch providing access to the loft space, wooden balustrade and generous built in storage cupboard.

Bedroom One

Double glazed window to the front elevation. Radiator, built in wardrobe, built in storage cupboard, high level glazed internal feature window above the door and display shelf.

Bedroom Two

Double glazed window overlooking the rear garden. Radiator and fitted shelving making it ideal bedroom or home office.

Shower Room

Obscure double glazed window to the rear elevation. Tiled flooring, partially tiled walls, walk in shower, wash hand basin, WC and heated towel rail.

Front Garden

Private driveway providing off road parking alongside an attractive lawn with gravelled flower bed, additional lawn and three established trees creating an appealing approach to the property.

Rear Garden

Enclosed rear garden enjoying a paved patio leading onto a lawn with planted borders and gravel pathway. Timber fencing encloses the boundaries and an external water tap provides added convenience.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



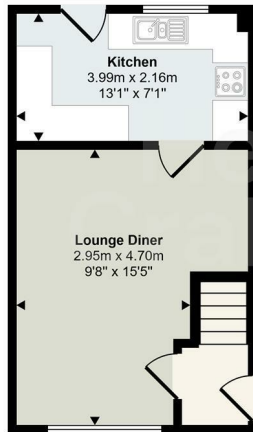
Good old-fashioned service with a modern way of thinking.



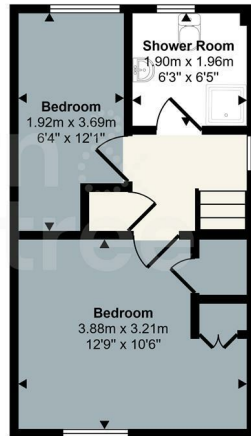
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
56 sq m / 599 sq ft



Ground Floor
Approx 28 sq m / 301 sq ft



First Floor
Approx 28 sq m / 299 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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