





Rhiwlas,Thornhill Cardiff CF14 9AD

allen & harris

welcome to

Rhiwlas, Thornhill Cardiff

Set in a quiet Thornhill cul-de-sac, this impressive detached home offers spacious living, a flexible layout and a soundproofed garage conversion ideal for a home office or studio. With excellent transport links, local amenities and parks nearby, it's perfectly placed for convenient family living.













Front Garden
Mainly laid to patio slabs, chipping's, borders with mature trees and shrubs, driveway, side path leading to the wooden gate providing access to the rear garden.

Entrance Porch
Steps leading to entrance porch, wall mounted canopy, tiled floor. PVC front door;

Entrance Hallway
Wood effect flooring, understairs storage cupboard, Radiator and doors leading to the ground floor rooms

Cloakroom
Comprising wash hand basin and low level WC, tiled splashback, obscure double glazed window, wall mounted cabinet with mirror.

Lounge
14' 9" max x 12' 10" max (4.50m max x 3.91m max)
Wood effect flooring, double glazed window to the front aspect of the property.

Kitchen/Dining Room
19' 8" max x 12' 2" max (5.99m max x 3.71m max)
Fitted with a range of wall and base units with wood effect worksurface area. Stainless steel sink and drainer with mixer tap, part tiled walls. Integral appliances comprising of double oven, dishwasher, washing machine, fridge/freezer and microwave. A matching island unit with base cupboards and worktop above, inset ceramic hob, wall cabinets, glass display units. Cupboard housing the central heating hot water boiler, double glazed window , ceramic tiled floor and 2 radiators. Double glazed patio doors leading to the conservatory

Conservatory
12' 10" x 9' 10" (3.91m x 3.00m)
A wonderful addition to this property. Double glazed windows and dwarf brick built walls. Radiator, ceramic tiled floor. Doors leading to the rear garden.

First Floor Landing
Double glazed window, door to airing cupboard housing the hot water cylinder, with added storage. Access to loft hatch and doors to all first floor rooms.

Bedroom One
13' 6" to wardrobes x 10' 9" (4.11m to wardrobes x 3.28m)
Double glazed windows, radiator, floor to ceiling built in wardrobes with hanging rails and storage shelving.

Bedroom Two
10' 6" max x 9' 10" (3.20m max x 3.00m)
Double glazed window, radiator, built in wardrobes with sliding mirror door fronts and hanging rail.

Bedroom Three
10' 10" max x 9' 6" (3.30m max x 2.90m)
Double glazed window, radiator, storage cupboard.

Bedroom Four
9' 6" x 7' 3" (2.90m x 2.21m)
Double glazed window and radiator

Bathroom
Walk in shower with rainfall showerhead, wash basin with composite vanity. Heated towel rail with double glazed window to the side. Fully and WC.

Detached Home Office
Utilising what would originally have been the garage is the brick built, soundproofed and drylined structure, with many flexible uses with double glazed patio doors, power points and UPVC obscure glazed window

Rear Garden
To the rear of the property stands a low maintenance garden, mainly laid to patio slabs and astro turf, fenced boundaries.

Agent Note
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online allenandharris.co.uk/Property/WTC109845

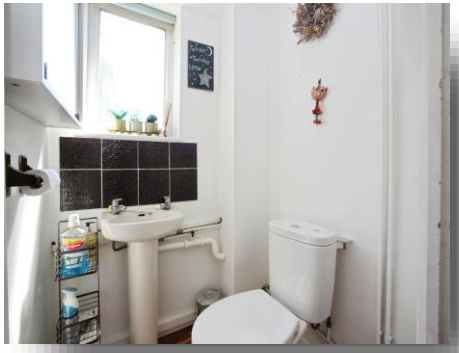


welcome to

Rhiwlas, Thornhill Cardiff

- Quiet Cul-de-Sac Location - Peaceful setting in highly sought-after Rhiwlas, perfect for family living.
- Four Spacious Bedrooms - Well-balanced layout offering generous accommodation throughout.
- Converted Garage - Soundproofed and ideal for a home office, studio or hobby room.
- Excellent Transport Links - Just moments from Lisvane & Thornhill Station with direct routes to Cardiff and beyond.
- Close to Amenities - Close proximity to supermarkets, cafés, restaurants, medical services and more.

Tenure: Freehold EPC Rating: C
Council Tax Band: F









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109845

The Property Ombudsman

Property Ref:
WTC109845 - 0005

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

029 2069 2626

whitchurch@allenandharris.co.uk

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

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.