

Avonridge

THORNHILL, CARDIFF, CF14 9AU

GUIDE PRICE £335,000

**Hern &
Crabtree**



Avonridge

?NoChain (TBC) ? Tucked away in a peaceful cul de sac within the ever popular suburb of Thornhill, this light and spacious three bedroom semi detached home offers comfortable family living, generous outside space and excellent everyday practicality. With a spacious driveway providing parking for up to three vehicles, an attached garage and a private rear garden, the property is ideally suited to growing families, first time buyers and those seeking a well-connected Cardiff location.

The accommodation has been thoughtfully arranged to provide a welcoming entrance hall with cloakroom, leading through to a bright lounge that flows naturally into the dining area, creating an excellent space for both everyday living and entertaining. The adjoining kitchen overlooks the rear garden and offers ample storage, worktop space and access outside. Upstairs, there are three well proportioned bedrooms, including a principal bedroom with fitted wardrobes and additional built in storage, together with a well appointed family bathroom featuring both a bath and separate walk in shower.

Thornhill continues to be one of Cardiff's most desirable residential locations, appreciated for its excellent balance of peaceful surroundings and convenient amenities. The area offers highly regarded primary and secondary schools, local shopping facilities, cafés, supermarkets and healthcare services, while nearby Llanishen Village provides an excellent selection of independent shops and eateries. Outdoor enthusiasts will enjoy nearby Cefn Onn Park, Parc Cefn Onn woodland walks and Thornhill Park, with further recreational facilities available at Llanishen Leisure Centre. Excellent transport links include regular bus services, nearby Lisvane & Thornhill railway station offering direct services into Cardiff city centre, and easy access to the A470 and M4 motorway.



Entrance Hall

Entered via a uPVC front door with obscure glazed inserts and matching side window. Stairs rise to the first floor with an archway leading into the lounge and a doorway to the cloakroom. Wall light.

Cloakroom

Fitted with a WC and wash hand basin. Partially tiled walls with decorative border, tiled floor, radiator and obscure double glazed window to the side elevation.

Lounge

A bright reception room with double glazed window overlooking the front garden. Feature wooden mantelpiece, coved ceiling, laminate flooring, radiator, useful under stairs storage cupboard and fitted shelving within the alcove. Open archway through to the dining area with a separate door leading to the kitchen.

Diner

An inviting dining space enjoying double glazed French doors opening directly onto the rear garden. Coved ceiling, laminate flooring and breakfast bar opening through to the kitchen.

Kitchen

Fitted with a range of wall and base units complemented by black marble effect laminate worktops incorporating a sink unit. Built in oven with gas hob and extractor hood above. Space for a washing machine and dishwasher, partially tiled walls, shelving, additional storage cupboards and double glazed window overlooking the rear garden. Obscure glazed rear door provides access to the side of the property.

Landing

Spacious first floor landing with wooden balustrade, access to the loft, built in airing/storage cupboard and double glazed window to the side elevation.

Bedroom One

A generous double bedroom with double glazed window to the front elevation. Fitted double wardrobes together with a separate double storage cupboard, laminate flooring and radiator.

Bedroom Two

Double glazed window to the front elevation, radiator and fitted shelving built over the stairwell, making this an ideal bedroom or home office.

Bedroom Three

Double glazed window overlooking the rear garden, laminate flooring, radiator, fitted curtain rail, useful alcove and built in wardrobe.

Family Bathroom

Well appointed bathroom fitted with a panelled bath and separate walk in shower with rainfall and handheld shower attachments. Vanity wash hand basin with storage beneath and concealed cistern WC. Fully tiled walls, tiled floor, heated towel rail, mirrored wall cabinets, extractor fan, coved ceiling with inset spotlights and obscure double glazed window overlooking the rear garden.

Front Garden

The property enjoys a spacious driveway providing off road parking for up to three vehicles, together with an area of lawn, mature hedging, pathway to the front entrance and additional unrestricted on street parking nearby. The attached garage is accessed via the driveway.

Rear Garden

A private enclosed rear garden mainly laid to lawn with established flower borders and a patio seating area ideal for outdoor dining. There is outside lighting, an external water tap, gated side access to the driveway and direct access into the garage. The garden is enclosed by a combination of timber fencing and stone walling.

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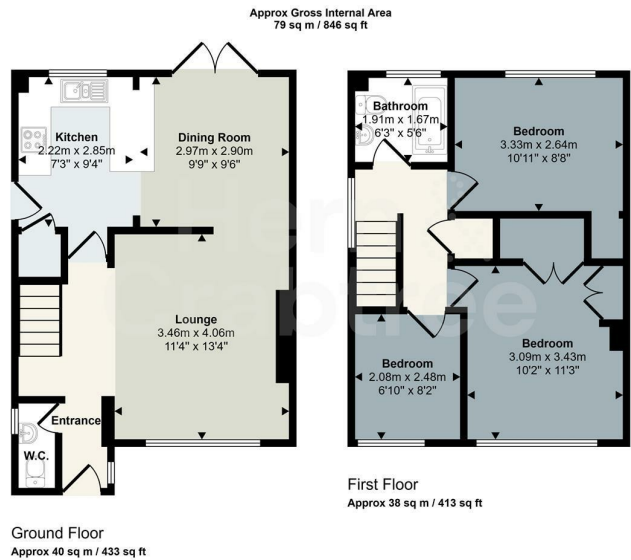
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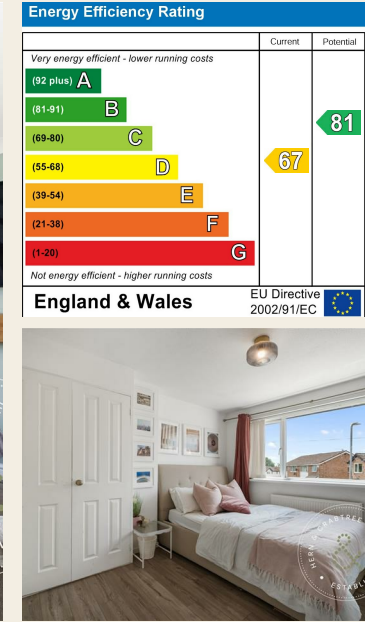
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