Edwards & Co
property sales & lettings

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Oakridge
Thornhill
Cardiff
CF14

Guide Price £307,000











- Spacious 3 bedroom end of terrace home in Thornhill
- Large and well presented living/dining room
- Good size kitchen with access to rear
- 2 large double bedrooms + sizeable single bedroom
- Well maintained family bathroom
- Parking for 2 vehicles + sizeable private rear garden + front gardens
- Short distance from all local amenities to include shops, schools and transport links
- Ideal first time buy or down-sizer
- NO UPWARD CHAIN!
- NOT TO BE MISSED

Ref: PRA53925

Viewing Instructions: Strictly By Appointment Only

OnTheMarket
The Property Ombudsman
rightmove find your happy

General Description

Enviably located and well presented 3 bedroom end of terrace property in Thornhill Edwards & Co are delighted to offer for sale this ideally located family home in a sought after end of cul-de-sac location. The property has a great outlook with a common green to the front aspect and a park on the doorstep. There are 2 great size double bedrooms and a sizeable single upstairs and a nice kitchen with a open living/dining room to the ground floor. There is the benefits of a sizeable and very private rear garden with a patio area plus a driveway for 2 vehicles. The property is within walking distance to many local amenities such as bus stops, shops, primary schools, parks and a train station. Furthermore there is the benefit of NO ONWARD CHAIN. Early viewings are advised!



Front & Entrance

Ideally located at the end of a quiet cul-de-sac with a pleasant communal green and a park within a stone's throw.



Front Garden

A pleasant front garden mainly laid to lawn with mature shrubbery and pathway leading to the front door.



Front garden second angle

As depicted leading to the driveway for 2 vehicles and side access to the private rear garden.



Entrance To Property

Well maintained front entrance door under a storm porch leading into hallway. Useful storage cupboard to side. Outside light.



Hallway

Entrance hallway with carpeted stairs to the first floor accommodation, door leading to kitchen/dining room. Wood effect flooring, radiator and obscured window to side aspect.



Living/Dining Room

Bright and spacious open living/dining room open to kitchen. Large window to front and rear aspect. 2 radiators, under stairs storage and wood effect flooring.



Living Room

As depicted.



Dining Area

As depicted.



Kitchen

Ample base and eye level units with worktop space. Single bowl sink unit with mixer tap and splashbacks. Cooker and extractor hood, wood effect flooring. Door and window to rear private garden.



Kitchen Second Angle

As depicted.



Landing

Carpeted landing with obscured window to the side aspect. Doors to all bedrooms, bathroom and useful airing cupboard. Loft access hatch.



Bedroom 1

Bedroom 1 provides for a sizeable double bedroom with large fitted wardrobes. Large window to front aspect and carpeted flooring. Radiator.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Bedroom 2 is another large double bedroom with carpeted flooring and a large window overlooking the rear private garden. Radiator.



Bedroom 3

Bedroom 3 provides for a sizeable single bedroom which is currently utilised as a home office. Carpeted flooring and a window to the front aspect. Radiator.



Bathroom

The bathroom comprises of a w/c, wash hand basin with splashbacks and bath with shower over and glass screen. Obscured window to rear aspect and radiator.



Rear Garden

This property provides for a substantial and very private rear garden with access to the kitchen and to the driveway. The fences and mature shrubbery provide for clearly defined boundaries and a great privacy.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Patio Sitting Area

A pleasant paved sitting area.

Agents Opinion

This is a great opportunity to buy a well maintained property in a great location. The property is located at the end of a popular residential cul-de-sac with a great outlook and a park on your doorstep. The property benefits from off-road parking for 2, a sizeable private rear garden and great living space. The property has been well maintained and has the benefit from NO ONWARD CHAIN. Early viewings are advised.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:62

Tenure

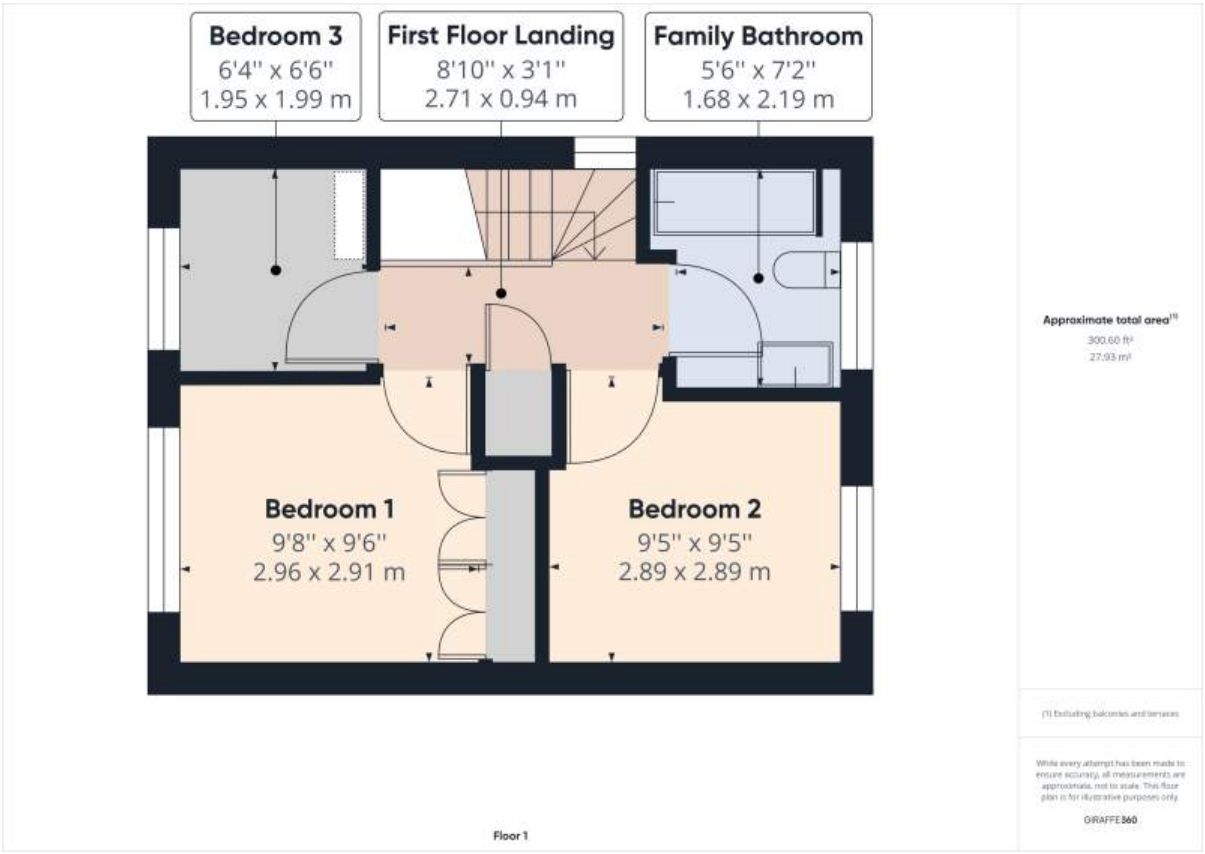
We are informed that the tenure is Freehold

Council Tax

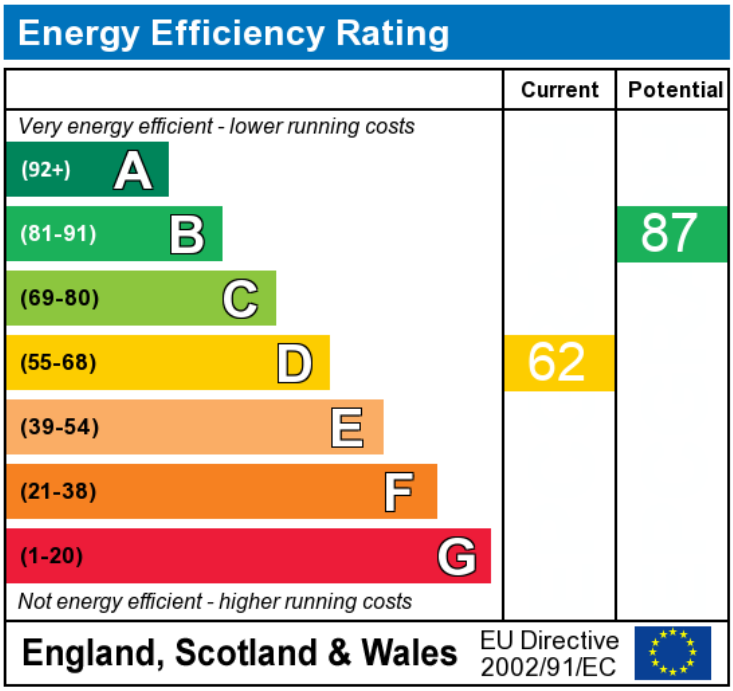
Band D







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.