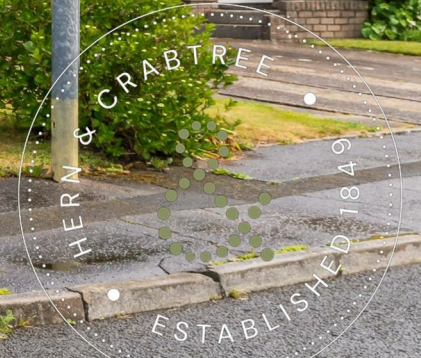


Camelot Way

THORNHILL, CARDIFF, CF14 9AP

ASKING PRICE £269,500

**Hern &
Crabtree**



Camelot Way

This charming two bedroom home in Camelot Way, Thornhill, is perfect for first-time buyers, downsizers, or anyone looking for a well-kept home in a quiet yet well-connected location. The property enjoys a bright and airy open-plan layout on the ground floor, seamlessly connecting the kitchen, breakfast area and lounge. Upstairs, you'll find two well-proportioned bedrooms with fitted wardrobes and a stylish bathroom. The rear garden is beautifully landscaped with a mix of patio, lawn, and a sheltered seating area ideal for relaxing or entertaining. A driveway to the front provides off-street parking alongside a neat front garden. Thornhill is a hugely popular residential suburb in North Cardiff, favoured for its excellent local amenities, nearby schools, and green spaces. You'll find Llanishen Retail Park, Sainsbury's, and Thornhill Primary School all close by. The area is served by regular bus links and nearby Lisvane & Thornhill train station, offering direct routes into Cardiff city centre and beyond. Quick access to the A470 and M4 makes it especially convenient for commuters. A lovely home in a highly sought-after area that offers comfort, space and location in equal measure.



605.00 sq ft

Entrance & Hallway

Entered via a double glazed PVC front door with obscure glazed panel. The hallway is open-plan and leads directly into the kitchen and lounge. There are recessed stairs rising to the first floor.

Kitchen

A bright and well-arranged kitchen featuring a double glazed obscure window to the side and a front-facing window, both with fitted shutters. Fitted with a range of wall and base units and complementary worktops, it includes a one bowl sink and drainer with mixer tap, integrated base fridge, plumbing for a washing machine, integrated double oven and grill, and a four-ring Hotpoint electric hob with cooker hood and glass splashback. Also features a breakfast bar, radiator, built-in understairs cupboard, laminate flooring and houses an Ideal Logic gas combination boiler.

Lounge/breakfast room

Open plan from the kitchen, this welcoming space offers French doors that open onto the rear garden. Includes an electric fireplace with surround, radiator, and continuation of the laminate flooring.

First floor landing

Stairs rise from the hallway to the landing which has a loft access hatch and doors leading to both bedrooms and the bathroom.

Bedroom one

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

Bedroom two

Double glazed window to the front, built-in wardrobes and additional storage, radiator.

Bathroom

Fitted with a P-shaped bath with plumbed shower and glass screen, wash hand basin and WC. Features a heated towel rail, tiled walls and floor, and a double glazed obscure window to the side with fitted shutter.

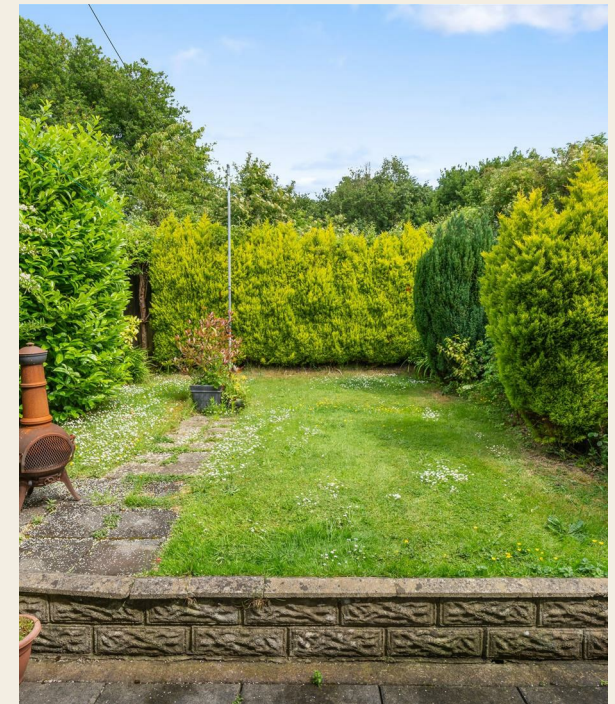
Outside

The rear garden is a lovely mix of lawn and patio with a covered seating area, mature shrubs, flower borders, and a

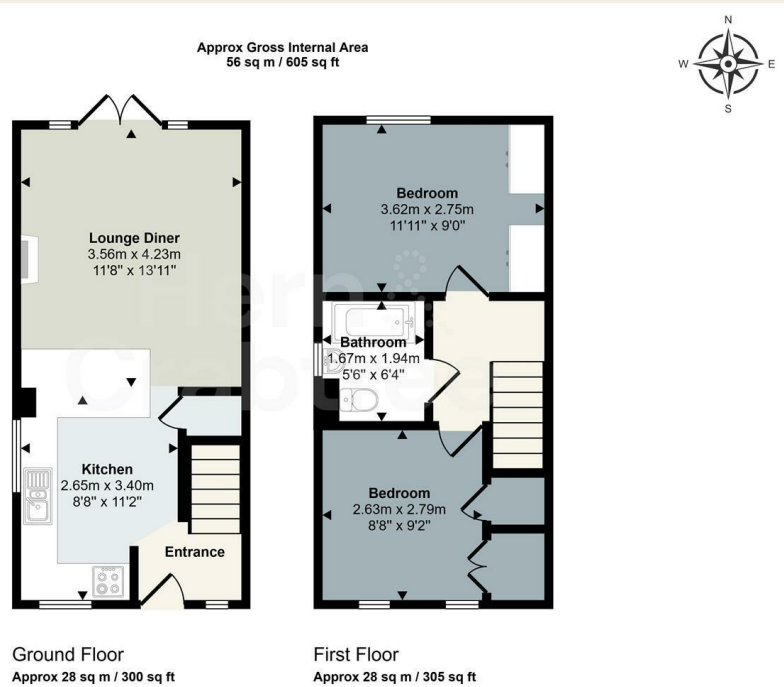
further lawn with timber-framed storage shed. To the front, there is off-street parking for one vehicle, a lawned area, and a paved path to the front door.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. 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.



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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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

