

Oakridge, Thornhill, Cardiff

Guide Price £245,000

**Hern &
Crabtree**



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

Key Features

- Beautifully presented end terrace home
- Spacious lounge and dining room
- Stylish shower room
- Tastefully decorated throughout
- Excellent access to local amenities and transport links
- Private driveway with off road parking
- Two well proportioned bedrooms
- Well maintained rear garden
- Highly sought after Thornhill location

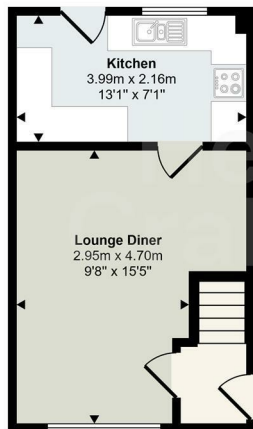
Nestled within the highly desirable suburb of Thornhill, this beautifully presented end terrace home offers an inviting balance of comfort, style and practicality, making it an exceptional choice for first time buyers, professionals or those looking to downsize without compromise. Thoughtfully maintained 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.

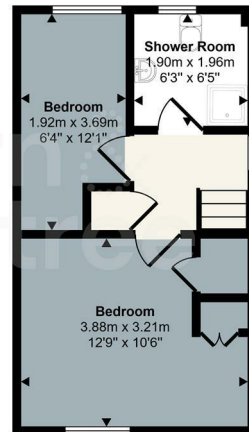
Outside, the rear garden has been designed to provide both enjoyment and ease of maintenance, combining patio seating with lawn and colourful planting. The front garden and private driveway add further appeal, creating an attractive first impression and valuable off road parking.

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.

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.

Approx 599.00 sq ft



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

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.