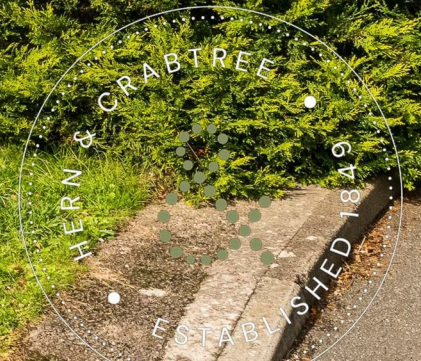


Geraint Close

THORNHILL, CARDIFF, CF14 9BE

GUIDE PRICE £265,000

**Hern &
Crabtree**



Geraint Close

Tucked away on a peaceful residential close in sought-after Thornhill, this elegant semi-detached home combines thoughtful design with a calm, inviting atmosphere. The interiors are light and beautifully presented, blending functionality with a sense of warmth and care. The open-plan kitchen and breakfast area creates a natural heart to the home, connecting seamlessly to the garden and offering a sociable space for daily living. Upstairs, two comfortable bedrooms and a stylish bathroom provide a restful retreat.

Outside, the private rear garden offers a tranquil sanctuary with mature planting and multiple seating areas, while the front driveway provides convenient parking for two cars.

Thornhill is a popular suburb on the northern edge of Cardiff, well known for its family-friendly community and excellent local amenities. Nearby you'll find well-regarded schools, local shops, and cafés, along with Lisvane & Thornhill train station offering quick connections into Cardiff city centre. The surrounding area is rich in green spaces including Parc Cefn Onn and the open countryside of Caerphilly Mountain, ideal for weekend walks and outdoor pursuits. Thornhill also benefits from easy access to major road networks including the M4, making it an attractive location for commuters seeking a balance of convenience and tranquillity.



Porch

A welcoming entrance porch with a double-glazed door to the side, laminate flooring, and useful fitted storage cupboards. The area also houses the electric consumer board. A wooden glazed door opens through to the lounge.

Lounge

A bright, comfortable living space with a double-glazed window to the front aspect and a feature panel-effect wall adding texture and depth. Stairs rise to the first floor with a useful understairs recess, ideal for a compact home office setup. Finished with fitted carpet and a radiator, this room provides an inviting central hub for the home.

Kitchen / Breakfast

A spacious and well-planned kitchen and dining area with double-glazed windows overlooking the garden and a door leading directly outside. Fitted with a comprehensive range of wall and base units with complementary worktops, the kitchen features a four-ring AEG gas hob, extractor hood, integrated oven, integrated washing machine, slimline AEG dishwasher, stainless steel sink and drainer with a spray mixer tap, and space for a fridge-freezer. Additional storage cupboards, wood-effect laminate flooring, tiled splashbacks, and recessed spotlights complete this practical and sociable space.

First Floor

Stairs rise from the lounge to the first-floor landing, which offers loft access and doors leading to two bedrooms and the bathroom.

Bedroom One

A comfortable double bedroom with a double-glazed window to the front, radiator, fitted wardrobes, and a feature panelled wall. The room benefits from fitted carpet and houses the Worcester gas combination boiler within a built-in cupboard.

Bedroom Two

A flexible second bedroom with a double-glazed window overlooking the rear garden, radiator, and fitted carpet. Suitable as a guest room, nursery, or study.

Bathroom

Fitted with a P-shaped bath and plumbed shower over with

separate shower mixer, part-tiled walls, WC, and wash hand basin with mirrored vanity cupboard. Additional features include a chrome heated towel rail, extractor fan, wood-effect laminate flooring, and a double-glazed obscure window to the side.

Rear Garden

A lovely enclosed garden with timber fencing, a lawn bordered by mature shrubs and trees, a paved patio and gravelled area ideal for outdoor seating. There is an additional sitting area to the rear, an outside cold-water tap, power point, and gated side access.

Front Garden

Steps lead down to the front lawn and driveway, providing off-street parking for at least two vehicles with mature planting adding privacy and kerb appeal.

Tenure

Freehold

Good To Know

Council Tax: D

Heating: Gas Combi Boiler (2.5 years old approx, serviced 2025)

Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? Yes in 2023

House age: approx 1990

Loft info: Insulated Fully - Partly Boarded, Accessible via pull down ladder fitted - Light fitted

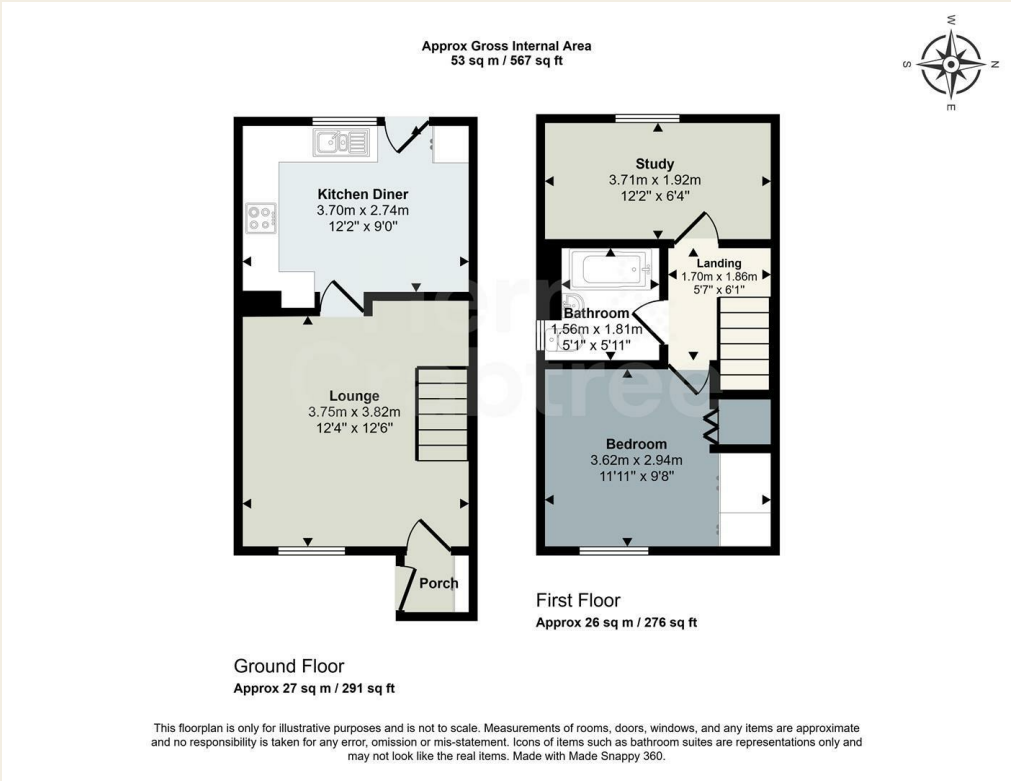
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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



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