Spring Grove

THORNHILL, CARDIFF, CF14 9DL

GUIDE PRICE £225,000

Hern & Crabtree

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No Chain. Tucked away in the established residential setting of Spring Grove, Thornhill, this well cared for mid terrace home offers an appealing combination of comfortable interiors, private outside space and off road parking. Recently redecorated and offered with no onward chain, it presents an excellent opportunity for buyers looking for a home they can settle into and make their own. White goods included in sale!

The ground floor has an easy, sociable flow. A generous living and dining room provides space to relax and entertain, with an archway drawing the eye through to the kitchen beyond. Here, a practical arrangement of cabinetry is accompanied by direct access to the rear garden, making the outside space feel naturally connected to everyday life. Upstairs are two well proportioned bedrooms, both with built in wardrobes, alongside an easy access shower room.

Outside, the enclosed rear garden has been arranged for straightforward maintenance, with a paved patio creating space for summer dining and seating. To the front, the hardstanding provides valuable off road parking, while a ramped approach leads to the covered entrance.

Thornhill is a popular residential part of north Cardiff, valued for its balance of suburban surroundings and convenient connections. Nearby green spaces include Cefn Onn Park, while Llanishen, Lisvane and Rhiwbina broaden the choice of shops, cafés and everyday amenities. Thornhill Primary School serves the area, with Llanishen High School nearby, although buyers should confirm individual school catchments directly with Cardiff Council.

For commuters, Lisvane & Thornhill railway station provides rail connections, while local bus services link Thornhill with Cardiff. Road access towards the A470 and M4 also makes the position particularly practical for journeys across Cardiff and further afield.

Approx 606.00 sq ft

Council Tax Band: D

Entrance Hall
Entered via a double glazed PVC entrance door beneath a storm porch, the hallway has stairs rising to the first floor and a useful cupboard housing the gas meter. Doors provide access to the ground floor accommodation.

Living / Dining Room
A double glazed window overlooks the front aspect, allowing plenty of natural light into this versatile reception space. The room provides ample space for both living and dining furniture, with two radiators and laminate flooring. An archway connects naturally with the kitchen.

Kitchen
A double glazed window overlooks the rear garden, complemented by a double glazed door providing direct access outside. The kitchen is fitted with a range of wall and base units with worktops over, incorporating a one bowl sink and drainer. There is space and plumbing for a dishwasher, space for a fridge freezer, a freestanding electric cooker with cooker hood over, radiator and laminate flooring.

First Floor Landing
Stairs rise from the entrance hall to the first floor landing, finished with a wooden handrail and balustrade. There is access to the loft together with an airing cupboard housing a gas combination boiler.

Bedroom One
A double glazed window overlooks the front aspect. A comfortable double bedroom with radiator and built in wardrobes providing useful storage.

Bedroom Two
A double glazed window overlooks the rear aspect. A well proportioned second bedroom with radiator and built in wardrobe. Currently described as a good sized single bedroom, the proportions could also accommodate a smaller double bed if required.

Shower Room
A double glazed obscure window faces the rear aspect. The suite comprises a WC, wash hand basin and easy access shower enclosure with Mira electric shower. Further features include tiled walls, vinyl flooring, radiator, shaver point and extractor fan.

Front
The property is approached across a hardstanding providing off road parking for at least one vehicle. A ramp leads towards the front entrance, which is sheltered beneath a storm porch, with an additional paved patio area.

Rear Garden
The enclosed rear garden is bordered by timber fencing and includes a paved patio, providing an easy to maintain outdoor space for seating and entertaining. There is also an outside cold water tap and exterior light.

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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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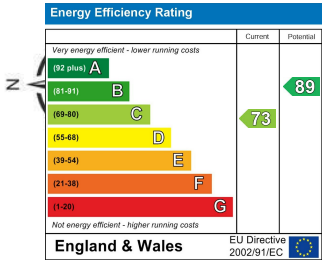
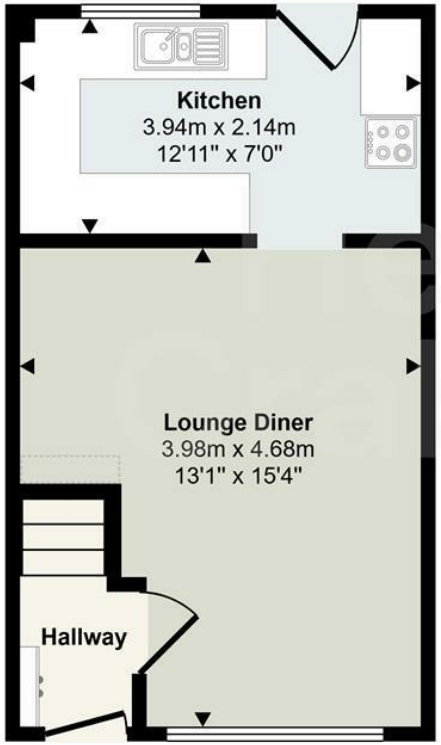
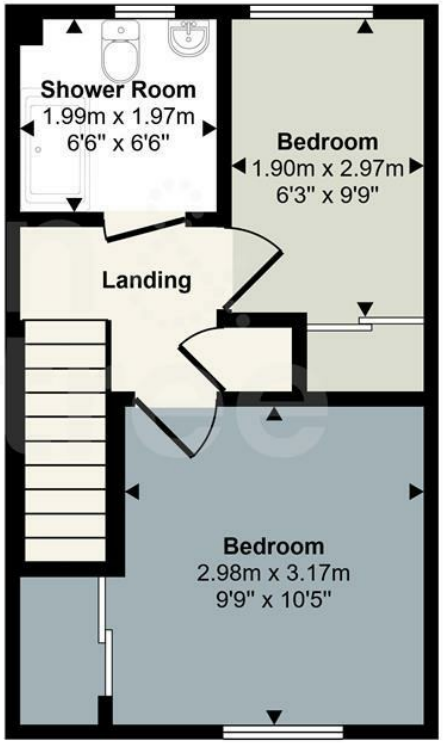
Approx Gross Internal Area
56 sq m / 606 sq ft







Ground Floor
Approx 28 sq m / 300 sq ft

First Floor
Approx 28 sq m / 307 sq ft

Denotes head height below 1.5m

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