

# Oakridge

THORNHILL, CARDIFF, CF14 9BW

GUIDE PRICE £230,000

Hern &  
Crabtree



# Oakridge

Set within the ever popular suburb of Thornhill, this beautifully presented mid terrace home is positioned within a quiet cul-de-sac and offers an inviting balance of comfort, practicality and charm, making it an excellent choice for first time buyers, downsizers or those seeking a well connected Cardiff location. Thoughtfully maintained throughout, the property enjoys bright living spaces, a private rear garden and the added benefit of a driveway, all within easy reach of local amenities and green open spaces.

The accommodation unfolds from a welcoming entrance hall into a spacious lounge and dining room where natural light filters through the front facing window, creating a warm and relaxed atmosphere for both everyday living and entertaining. The kitchen sits to the rear of the house with views over the garden and offers wooden work surfaces, fitted wall and base units and direct access outside.

Upstairs, the property continues to impress with two versatile bedrooms, with one being used as an office space, ideal for home working or study. The bathroom is fitted with a bath and overhead electric shower alongside a wash basin and WC. Outside, the rear garden has been designed for ease of maintenance with slate courtyards, raised brick flower beds and a small garden shed providing useful storage.

Oakridge is ideally positioned within Thornhill, a highly regarded residential area to the north of Cardiff known for its family friendly atmosphere and excellent transport connections. Thornhill offers a variety of local shops, supermarkets, cafés and healthcare facilities, while nearby Llanishen Village and Cardiff Gate provide additional amenities. The area is well served by highly regarded schools and enjoys convenient access to Thornhill Railway Station, offering direct routes into Cardiff city centre. For those who enjoy the outdoors, Cefn Onn Park, Parc Cefn Onn woodland walks and the nearby countryside provide excellent opportunities for recreation and relaxation



# 598.00 sq ft

## Entrance Hall

Plastic front entrance door with opaque glazed panels to the front. Coved ceiling, radiator and staircase rising to the first floor.

## Lounge / Dining Room

Double glazed window to the front aspect. Coved ceiling, radiator with decorative cover, laminate flooring and useful understairs storage cupboard. Opening through to the kitchen.

## Kitchen

Double glazed window to the rear aspect and rear door with opaque glazed panel and cat flap leading to the garden. Coved ceiling, radiator, wooden work surfaces with fitted wall and base units, semi tiled walls, stainless steel sink unit and space for a washing machine. Freestanding oven.

## Landing

Loft access hatch and small wooden balustrade. Feature internal windows above the doors to the bathroom, office and bedroom.

## Bathroom

Obscured double glazed window to the rear aspect. Suite comprising bath with electric shower over, wash hand basin and WC.

## Bedroom One

Double glazed window to the front aspect. Coved ceiling, built in wardrobe and radiator.

## Bedroom Two

Double glazed window to the rear aspect and radiator.

## Rear Garden

Enclosed rear garden with wooden fencing, slate courtyard areas and raised brick flower beds. Small garden shed to the rear.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to

remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



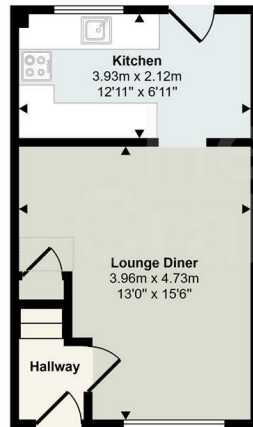
# Good old-fashioned service with a modern way of thinking.



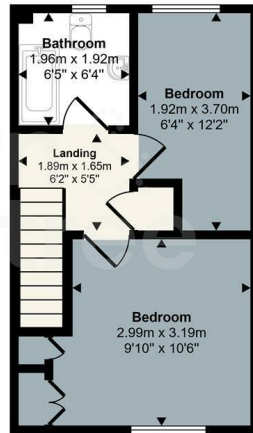
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approx Gross Internal Area  
56 sq m / 598 sq ft



Ground Floor  
Approx 27 sq m / 296 sq ft



First Floor  
Approx 28 sq m / 302 sq ft

Denotes head height below 1.5m

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.

