

Heol Llinos

THORNHILL, CARDIFF, CF14 9JF

OFFERS IN EXCESS OF £169,950

**Hern &
Crabtree**



Heol Llinos

This spacious top floor apartment on Heol Llinos, Thornhill offers bright and practical living in a sought-after Cardiff location. With 670sq feet and superbly presented throughout, the property features two double bedrooms, an en suite to the main bedroom, a stylish kitchen with integrated appliances, and a light-filled living/dining room with Juliet balcony. Allocated parking adds further convenience. This property makes an excellent first time buy, second home or buy-to-let investment. It also has the added benefit of a long 975 year lease length.

Thornhill is a popular residential area on the northern edge of Cardiff, known for its friendly community feel and proximity to both countryside and city. Local amenities include Thornhill Primary School, Cefn Onn Park, a Sainsbury's supermarket and Llanishen Retail Park.

For commuters, Llanishen and Lisvane & Thornhill train stations provide easy links into Cardiff Central and beyond, while regular bus services connect the area with neighbouring districts. The nearby A470 and M4 motorway make travelling further afield straightforward. With its green spaces, reputable schools and excellent transport links, Thornhill is a fantastic place to live for professionals, families and downsizers alike.

- Spacious top floor apartment
- En suite shower room to bedroom one
- Modern fitted kitchen with Bosch appliances
- Allocated parking space
- Excellent transport links, schools and amenities nearby
- Two double bedrooms
- Separate family bathroom
- Light and airy living/dining room with Juliet balcony
- Situated in a quiet cul de sac



672.00 sq ft

Communal Entrance

Stairs lead from the well-kept communal entrance hall to the top floor.

Entrance Hall

A welcoming hallway with wood laminate flooring, electric night storage heater, video entry intercom system and access to the loft for additional storage. There is also a useful built-in storage cupboard.

Living Room / Diner

A bright and airy living space with double glazed windows to the front and French doors opening to a Juliet balcony, allowing natural light to flood the room. Additional features include coved ceilings, an electric heater and an internal window opening through to the kitchen.

Kitchen

A stylish, thoughtfully designed kitchen fitted recently offering a range of wall and base units with complementary work surfaces and tiled splashbacks. Downlighting under wall units. Integrated Bosch appliances include an oven, ceramic hob with concealed cooker hood, microwave, and dishwasher. There is also an integrated Hoover washer/dryer, space for a fridge freezer and a stainless steel one and a half bowl sink with mixer tap. A large squared-off former window opens through to the living/dining area, adding light and connection between the rooms. Luxury vinyl flooring completes the space.

Bedroom One

A generous double bedroom with a double

glazed window to the rear, electric night storage heater and access to an en suite.

En Suite

Comprising a shower quadrant with plumbed shower and fold-back glass screen, WC and wash hand basin. Finished with vinyl flooring, extractor fan and tiled surrounds.

Bedroom Two

A second double bedroom with a rear-facing double glazed window.

Bathroom

Fitted with a bath, WC, wash hand basin, vanity cupboard and extractor fan. Obscure double glazed window to the rear, part tiled walls and vinyl flooring.

Outside & Parking

Communal gardens with clothes lines set away to the rear. The property benefits from an allocated parking space and is set within a modern purpose-built block located in a cul de sac street.

Lease and Tenure

Leasehold

- Ground rent £118.97 every 6 months
- Service Charge £686.56 every 6 months
- 999 years from 1/5/2001 (975 remaining)

Disclaimer & AML Payment

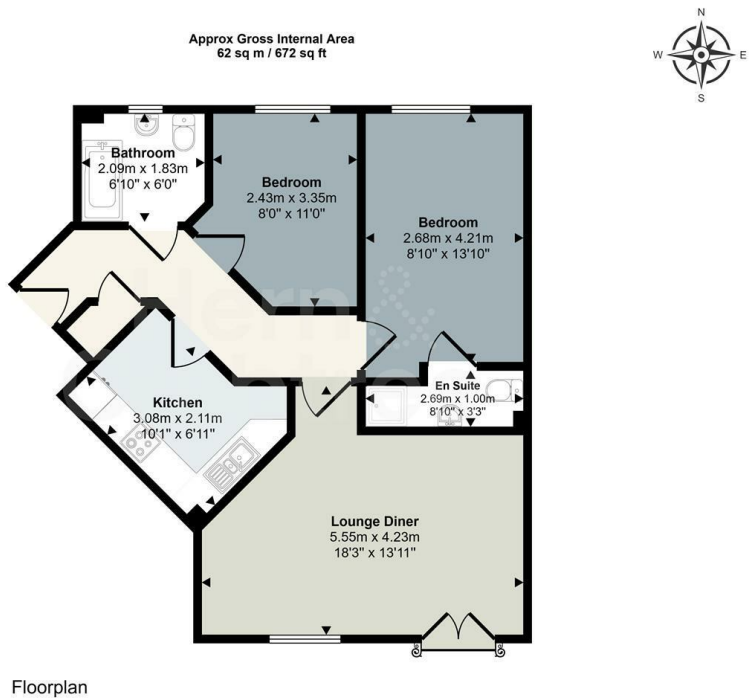
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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