

Cheriton Drive

THORNHILL, CARDIFF, CF14 9DF

£325,000

**Hern &
Crabtree**



Cheriton Drive

Situated in the popular residential neighbourhood of Thornhill, this well presented semi detached home offers an appealing combination of practical living space, flexible accommodation and a generous rear garden. With a converted garage providing an additional reception room, a conservatory overlooking the garden and a useful loft conversion, the property has plenty to offer those looking for a comfortable home in North Cardiff.

The accommodation begins with an entrance hallway leading to a fitted kitchen, complete with a good range of storage and worktop space, whilst the former garage has been thoughtfully incorporated into the house to create a separate dining room. To the rear, the lounge provides a welcoming place to relax, with a fireplace and access into the conservatory, a lovely spot to sit and enjoy views of the garden throughout the seasons.

Upstairs are two bedrooms, a shower room and a further room currently suited to use as a home office or occasional storage space, with stairs leading to the converted loft. This additional loft room provides valuable flexibility, with a roof window, sloping ceilings and useful storage areas. Outside, the enclosed rear garden offers a lawn, established planting and room for outdoor seating, whilst a driveway provides off road parking.

Thornhill is a well established and popular Cardiff suburb, appreciated for its convenient amenities, residential surroundings and excellent connections. Nearby Sainsbury's and the Thornhill district shopping centre cater for everyday needs, whilst Llanishen village offers further independent shops, cafés and services.

Families are well placed for Thornhill Primary School, Llysfaen Primary School and Llanishen High School, whilst nearby green spaces and the wider countryside around Lisvane provide opportunities for walking and outdoor recreation.

Llanishen and Lisvane & Thornhill railway stations offer convenient services into Cardiff, with regular local bus routes.



Approx 1200.00 sq ft

Entrance Hall

Obscure double glazed window to the side of the uPVC entrance door, which features decorative glazed panels. Radiator, laminate flooring and access to the kitchen, dining room and lounge.

Kitchen

Double glazed window overlooking the front of the property. Ceiling spotlights, a range of fitted wall and base units with wood effect laminate work surfaces, contrasting dark brown cabinetry, partially tiled walls and tiled flooring. Stainless steel sink with double bowl, gas hob with built-in oven beneath and extractor hood above. Spaces for a fridge freezer, dishwasher and washing machine. Wooden panelled door with obscure glazed inserts leading into the kitchen.

Dining Room

Double glazed window overlooking the front of the property. Forming part of the converted garage, this versatile room is accessed via an archway from the entrance hallway. Radiator, laminate wood effect flooring, two ceiling lights and useful space beneath the staircase.

Lounge

Double glazed window overlooking the rear conservatory, together with a glazed door providing access through to it. Coved ceiling, two ceiling lights, feature fireplace, two radiators and laminate wood effect flooring. Wooden internal door featuring decorative glazed panels.

Conservatory

Double glazed windows extending across three sides, including opening windows to either side, providing views of the rear garden. Double glazed uPVC door leading directly outside, translucent sloping roof and laminate wood effect flooring.

First Floor Landing

Doors providing access to the bedrooms, shower room and additional office or storage room.

Bedroom One

Double glazed window overlooking the rear garden. Radiator and wooden flooring.

Bedroom Two

Double glazed window overlooking the front of the property. Radiator and built-in storage cupboard housing the boiler.

Shower Room

Obscure double glazed window overlooking the front of the property. Ceiling spotlights, walk-in corner shower enclosure with curved sliding doors, overhead rainfall shower and separate handheld attachment. Low level WC, wash hand basin with fitted storage cupboard beneath, large wall mounted mirror, partially tiled walls, heated towel rail and laminate flooring.

Home Office / Storage Room

Double glazed window overlooking the rear of the property. Radiator and staircase with timber balustrade providing access to the converted loft. The staircase occupies a substantial proportion of the room, making the remaining space best suited to use as a small office area or additional storage.

Loft Room

Double glazed roof window overlooking the front of the property. Sloping ceilings to either side, with useful storage areas beneath the eaves. An archway leads through to an additional recessed storage area, incorporating fitted hanging rails and providing further practical storage space.

Front Garden and Driveway

A stone surfaced driveway provides off road parking to the front of the property, complemented by a planted flower bed. The former garage has been incorporated into the main accommodation to create the dining room.

A pathway extends along the side of the house, providing access to the main entrance, with timber fencing separating the property from the neighbouring garden.

Rear Garden

An enclosed rear garden offering a generous lawn bordered by established planting, flower beds and timber fencing. Mature trees and hedging towards the far boundary provide an attractive green backdrop, creating a pleasant setting for outdoor relaxation and entertaining.

A pathway extends alongside the conservatory, leading to a side gate which connects with the pathway towards the front of the property. Additional features include an outdoor storage cupboard positioned towards the rear of the garden.

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,

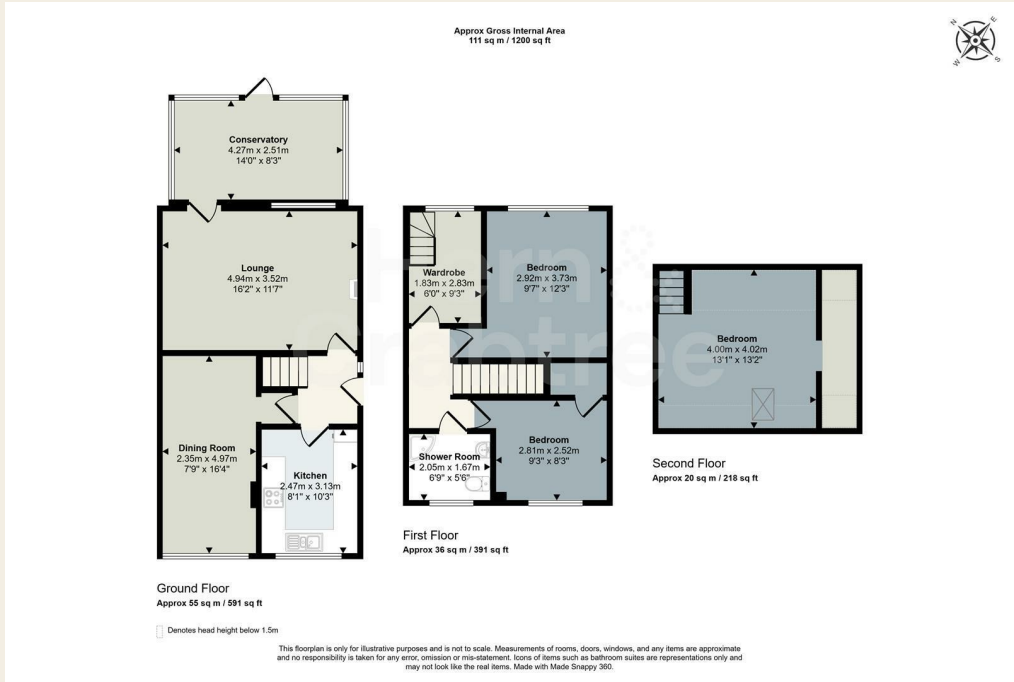
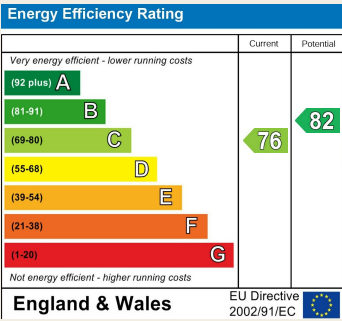
Council Tax Band: E

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.



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.