

Cottage Close

THORNHILL, CARDIFF, CF14 9BZ

OFFERS IN EXCESS OF £600,000

**Hern &
Crabtree**



Cottage Close

A beautifully presented and extended detached family home in a sought-after location. Tucked away in a quiet cul-de-sac in the ever-popular Thornhill area of Cardiff, this tastefully extended four-bedroom detached home offers a superb blend of space, style and practicality—perfect for modern family living.

The property has been thoughtfully enhanced to create a generous and versatile ground floor layout. Beyond the welcoming entrance hall, you'll find a spacious lounge, an additional sitting room for relaxed evenings, and a dedicated study ideal for those working from home. The heart of the home is the open-plan kitchen and dining area, complete with a charming wood-burning stove, perfect for cosy family meals and entertaining alike. A separate utility room and a cloakroom/WC add convenience and functionality.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en suite shower room. A stylish family bathroom completes the first floor.

The interior is decorated throughout in elegant, neutral tones, offering a calm and cohesive feel ready for immediate occupation. Outside, the property boasts a large, enclosed rear garden—ideal for children, pets, and al fresco dining. To the front, there's a driveway providing off-street parking, along with a single integral garage.

Located within close proximity to local amenities, well-regarded schools, and excellent transport links, this is a wonderful opportunity to acquire a move-in-ready home in a highly desirable neighbourhood.



1648.00 sq ft

Entrance Hall

Storm porch to front. Composite front door. Tiled flooring. Radiator. Stairs to first floor. Coved ceiling.

Cloakroom

Double-glazed obscure window to front. W.C

Sitting Room

Double glazed window to front. Built in cupboard. Oak wood flooring. Radiator.

Lounge

Double-glazed window to front. Radiator. Gas fireplace.

Open Plan Kitchen Diner

Kitchen laid to one side. Double-glazed window. Selection of wall and base units. Space for a range cooker. Cookerhood over. Space for American Fridge Freezer. Integrated dishwasher. Tiled floor through. The kitchen has an extension with a skylight window. Double-glazed sliding patio doors lead out to the rear garden. Corner modern wood burning stove. Two radiators.

Utility Room

Double glazed window to side. Plumbing and space for washing machine and tumble dryer. Work tops. Door leading to garden. Matching tiled flooring.

Study

Double glazed window to rear. Radiator. Wood flooring.

First Floor Landing

Stairs from hall. Landing has double glazed window to side aspect. Airing cupboard. Doors to...

Bedroom One

Double glazed window to rear. Radiator. Door to en suite.

En Suite

Double glazed window. W.C. Wash hand basin. Heated towel rail. Tiled walls. Vinyl flooring.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Bathroom

Double glazed window to front. Bath with shower over. Glass screen. Tiled walls. Wash hand basin. W.C. Vinyl floor. Heated towel rail.

Outside

Front Garden

Driveway to front. Laid to lawn. Mature tree and flower borders. Fencing and gate to rear garden.

Rear Garden

Mainly laid to lawn. Patio sitting area. Footpath. Hedges and timber fencing. Gate to front.

Single Garage

Attached single garage with up and over door to the front driveway.

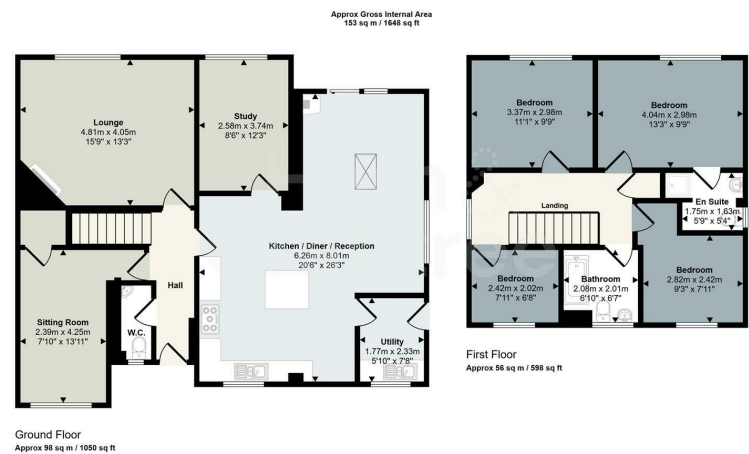
Tenure

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	Current	Potential
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(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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