

The Acorns

THORNHILL, CARDIFF, CF14 9HZ

GUIDE PRICE £425,000

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The Acorns

Nestled within a smart and quiet cul-de-sac, this surprisingly spacious and secluded plot offers a serene, welcoming and flexible family home within North Cardiff's sought-after area of Thornhill. Cefn Onn Park, Sainsburys, and Thornhill Primary School are all nearby, and the villages of Rhiwbina, Llanishen, and Lisvane are just a short drive away.

Upon entry, a bright hallway leads to a light-filled open plan living space, comprised of a thoughtfully laid out kitchen and flexible dining and living areas, which are ideal for modern family living. This dual aspect living space features a ceiling-height apex window which bathes the space in natural light and perfectly frames the garden and surrounding woodland. The kitchen offers plenty of cupboard space, while the adjoining utility offers extra storage, plumbing space, and further garden access.

The house boasts an additional downstairs living space which is currently configured as a low-mobility bedroom/bathroom and is ideal for multi-generational living, but which can easily be reconfigured back into a traditional living space by the seller if required. A WC off the hallway completes the spacious ground floor.

Upstairs, the home offers three bedrooms, including a principal suite complete with en suite bathroom. Two further well-sized bedrooms look out over the rear garden and woodland, and the family bathroom features a bath with overhead shower, sink and WC.

The rear garden is a peaceful, private space and offering direct access to the surrounding woods and a side gate to the front of the house. An ideal blend of outdoor living and seclusion, the expansive patio area basks in afternoon sunshine and birdsong, and is perfect for entertaining or relaxing with a good book. The large lawn and established plantings provide low-maintenance interest year-round. To the front, a storm porch, lawn, and driveway for two cars make an excellent first impression.



1040.00 sq ft

Entrance & Hallway

Entered via a composite front door with a central double-glazed patterned glass panel, the hallway features a tiled floor, coved ceilings, a radiator, and stairs rising to the first floor. There's also a ground floor cloakroom with a WC, wash basin, radiator, tiled flooring and half-tiled walls.

Sitting Room

12'10" max x 10'7" max

Currently configured as a Low Mobility Ground Floor Bedroom with accessible shower, sink and WC. Situated on the right-hand side of the hallway, this room has been professionally adapted for accessible living. It features double-glazed windows to the front, a radiator, wood-effect laminate anti-slip flooring and coved ceilings. It includes a walk-in shower with assisted seating, a support pole, a toilet, and a supportive sink with side handles. This room can be returned to a traditional living space if required.

Kitchen Diner

18'8" max x 8'11" max

Positioned at the back of the property, the kitchen area includes double-glazed window and patio doors to the rear, a radiator, coved ceilings, and a tiled floor matching the hallway and living/dining room. Fitted with an integrated Neff four-ring induction hob, Neff electric oven and grill, stainless steel double basin sink with drainer, solid wood cabinet doors, laminate work surfaces, slimline dishwasher, and fridge.

Utility Room

Accessed from the kitchen, the utility room includes a glazed external door with a top glass panel, coved ceilings, matching tiled flooring, plumbing for a washing machine and freezer space beneath a laminate work surface. A Baxi combi boiler is housed here.

Open Plan Living and Dining Area

22'2" max x 8'5" max

This flexible dual-aspect space offers a dining area to the rear, additional patio doors and a delightful apex window allowing views of the rear garden and surrounding woodland. Tiled flooring continues throughout the space. The adjoining living area has a double-glazed window to the front, a radiator, and the same tiled flooring.

First Floor Landing

With wooden bannisters, a side-facing double-glazed window, loft hatch access and a built-in storage cupboard.

Bedroom One (Front)

10'10" max x 10'6" max

A double bedroom with double-glazed windows to the front, a radiator, built-in wardrobe, and access to an en suite.

En Suite

7'0" max x 4'6" max

Features a corner walk-in shower, toilet, sink, radiator, tiled floor and part-tiled walls, with a front-facing double-glazed window.

Bedroom Two (Rear)

10'2" max x 7'9" max

A double room with rear-facing double-glazed window and radiator.

Bedroom Three (Rear)

7'9" max x 7'6" max

Also facing the rear, with a double-glazed window and radiator.

Family Bathroom

6'9" max x 5'11" max

With a side-facing double-glazed window, tiled walls and floor, heated towel rail, WC, wash basin, bath with Triton power shower over.

Rear Garden

A private south-westerly facing garden enclosed by wooden fencing with a gate leading out to adjacent woodland. It features a large paved patio, central lawn, gravel seating area, flower beds down each side, a shed, and a cold water tap. The property is fully detached with gate access on one side.

Front of Property

Set within a quiet cul-de-sac, this attractive detached house features a storm porch over the entrance, a well maintained lawn and parking for two vehicles.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating TBC.

Disclaimer

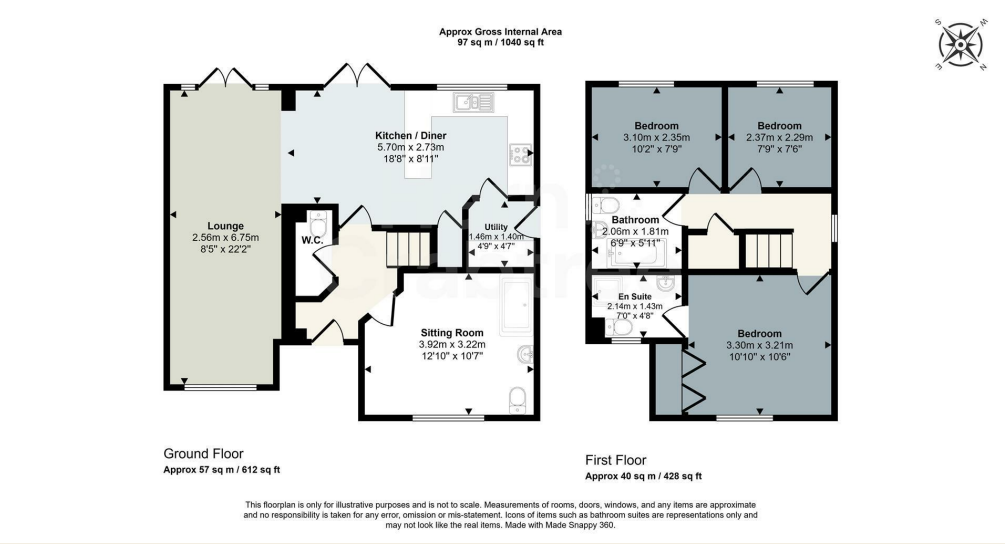
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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