



£250,000 Freehold

Camelot Way | Cardiff | CF14 9AP

Hern &
Crabtree

This extended, two double-bedroom, semi-detached property is situated the highly sought-after area of Thornhill and is being sold with no onward chain.

Briefly comprising entrance porch, lounge, kitchen, breakfast room and ground floor WC. On the first floor, there are two double bedrooms and a bathroom. Outside, the property offers both front and rear gardens along with a driveway for off-road parking.

Sainsbury's supermarket is local and a station is in the vicinity.



Entrance Porch

Upvc door to the front. Cupboard housing gas meter. Fitted carpet. Door leading to the lounge.

Lounge 18'10" max x 12'6" max

Upvc double glazed window to the front aspect. Radiator. Fitted carpet. Fire surround and hearth with gas fire. Stairs rise to the first floor. Door to the kitchen.

Kitchen 12'5" x 8'2"

Upvc double glazed window to the rear. Doorway to the rear garden. Fitted with a range of base and eye-level units. Stainless steel sink unit with a swan neck mixer tap and

drainer. Space for fridge freezer. Space and plumbing for washing machine. Built-in double oven and four-ring gas hob with extractor over. Radiator. Tiled flooring.

Breakfast Room 8'7" x 7'1"

Upvc double glazed french doors to the rear with side return double glazed windows. Tiled flooring. Fitted units for storage. A door leads to the downstairs WC.

WC

Upvc obscure double glazed window to the side aspect. White heated towel rail. Two-piece suite comprising close coupled WC and vanity unit

incorporating the sink with storage under. Tiled floor.

First Floor

Landing

Loft access. Fitted carpet and doors to all rooms.

Bedroom One 12'6" x 10'6"

Two Upvc double glazed windows to the front aspect. Radiator. Laminate flooring. Built-in wardrobes with sliding doors.

Bedroom Two 12'6" x 8'2"

Upvc double glazed window to the rear aspect. Radiator. Fitted carpet. Built-in wardrobes with mirror sliding

doors. Cupboard over the stairs incorporating a 'Valiant' combination boiler.

Bathroom

Upvc obscure double glazed window to the side aspect. Three-piece suite comprising panel bath with mixer taps and fitted power shower over, pedestal wash hand basin and close coupled WC. Partly tiled walls. Laminate flooring. Radiator.

Outside

Front

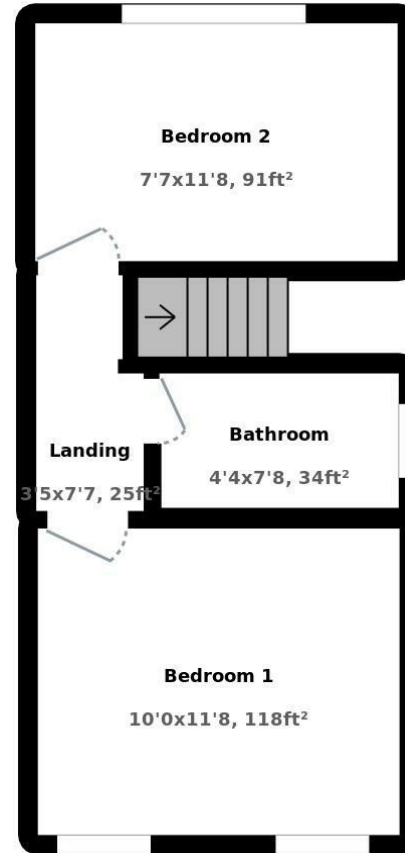
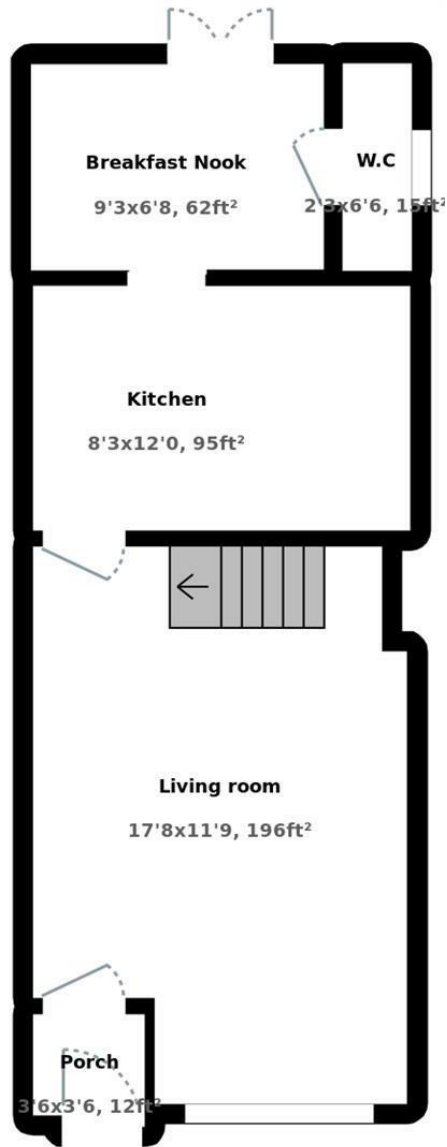
Lawn and driveway for off-road parking.

Rear Garden



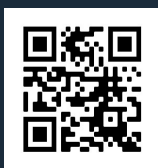
Three-tiered garden laid to patio, and to the upper-tier, we have laid chippings with a rockery and selection of trees. Side access gives access to the driveway. Outside water tap. Garden shed to remain.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		71	
(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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