

Norwood

THORNHILL, CARDIFF, CF14 9DE

GUIDE PRICE £395,000

**Hern &
Crabtree**



Norwood

Situated in the sought-after location of Norwood, Thornhill, this well-maintained and cared-for three-bedroom link-detached house offers a fantastic opportunity for those seeking a comfortable family home in a peaceful setting. The property briefly comprises a welcoming porch, hallway, cloakroom and two reception rooms, perfect for both family living and entertaining. The fitted kitchen is complemented by a separate utility room, providing excellent storage and practical space. Access to the integral single garage is available from the utility room. On the first floor, you'll find three well-proportioned bedrooms and an easy access wet room shower. The house benefits from double glazing throughout and gas central heating, ensuring year-round comfort. Externally, the property boasts front gardens, a driveway for off-road parking, and a low-maintenance rear garden, ideal for relaxing or outdoor dining. The property is offered with no onward chain, making for a straightforward purchase.

Living in Thornhill, Cardiff, offers a peaceful yet well-connected suburban lifestyle. The area is known for its green spaces, including nearby parks and woodlands, making it ideal for outdoor activities and family life. It has a strong sense of community, with local amenities such as shops, schools, and cafés, all within easy reach. Thornhill is also well-served by public transport links, providing convenient access to Cardiff city centre and beyond, while still maintaining a tranquil, residential feel. With a mix of modern homes and a family-friendly atmosphere, Thornhill is a popular choice for those seeking a balance between quiet living and proximity to the city.

- No Chain
- Three Bedrooms
- Downstairs Cloakroom
- Well Appointed and Superbly Maintained
- Popular Location
- Link-Detached House
- Two Reception Rooms
- Utility Room and Garage
- Cul De Sac Location
- EPC - C Council Tax - F



1184.00 sq ft

Porch

Entered via double glazed door. Double glazed window to the side, tiled floor, light. Door into hallway.

Hall

Entered via double glazed door. Stairs to the first floor, radiator, tiled floor. Doors to:

Cloakroom

WC, wash hand basin, radiator, tiled floor, double obscure glazed window to the front. Vanity cupboard. Electric meters housed here.

Living Room

10'5" x 15'4"

Double glazed window to the front, fireplace surround, archway to the dining room, radiator.

Dining Room

8'5" x 10'5"

Double glazed sliding patio doors to the garden, radiator, door to the kitchen. Archway to the living room.

Kitchen

10'4" x 8'1"

Double glazed windows to the rear. Wall and base units with work tops over, integrated 'De Dietrich' oven and four ring gas hob with stainless steel splash back and cooker hood fitted over. Tiled splash backs. Under lights to the wall units. 'Baxi' gas boiler. Stainless steel sink and drainer. Integrated slimline dishwasher. Tiled floor. Radiator. Archway through to the utility room. Interconnecting doors to dining room and hallway.

Utility Room

7'9" x 8'8"

Double glazed door to the rear with matching window to the rear aspect. Wall and base units with work tops over.

Stainless steel sink and drainer. Tiled splash back. Plumbing for washing machine, space for tumble dryer. Radiator, space for further appliances. Tiled floor, door to kitchen.

Garage

17'8" x 8'8"

Integral single garage. Electric up and over door, power and light.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

Landing

Banister, double obscure glazed window to the side. Loft access hatch. Built-in airing cupboard housing hot water tank. Doors to:

Bedroom One

9'5" x 13'3"

Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Two

9'7" 10'2" max

Double glazed window to the rear, radiator.

Bedroom Three

7'1" x 8'0" expanding to 10'8"

Double glazed window to the front, radiator, storage cupboard fitted over stairwell.

Shower Room

6'11" x 5'5"

Wet room style shower room with double obscure glazed window to the rear. Tiled walls, easy access shower area with a newly fitted electric shower. High rise WC, wash hand basin. Radiator, extractor fan, vinyl flooring.

Outside

Front

Off street parking driveway for at least two vehicles. Part lawn.

Rear Garden

Enclosed rear garden mainly laid to paved patio, stone chippings area, mature hedges, timber fencing and storage shed.

Tenure

We have been advised by the vendor that the property is Freehold.

Council Tax - F

EPC - C

Disclaimer

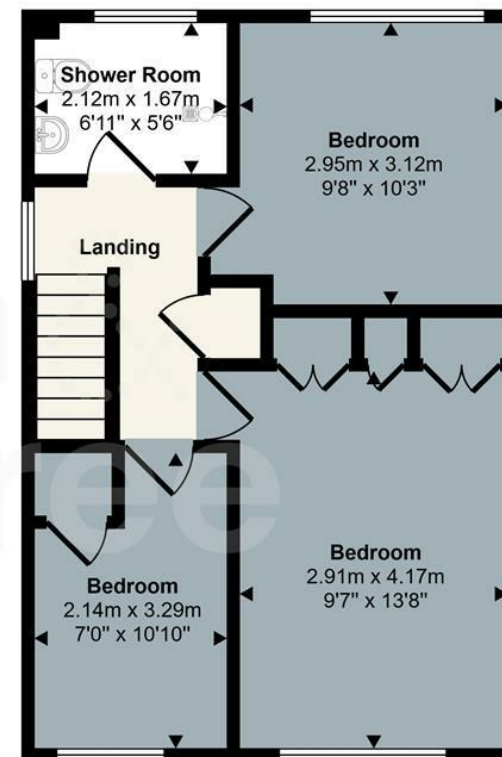
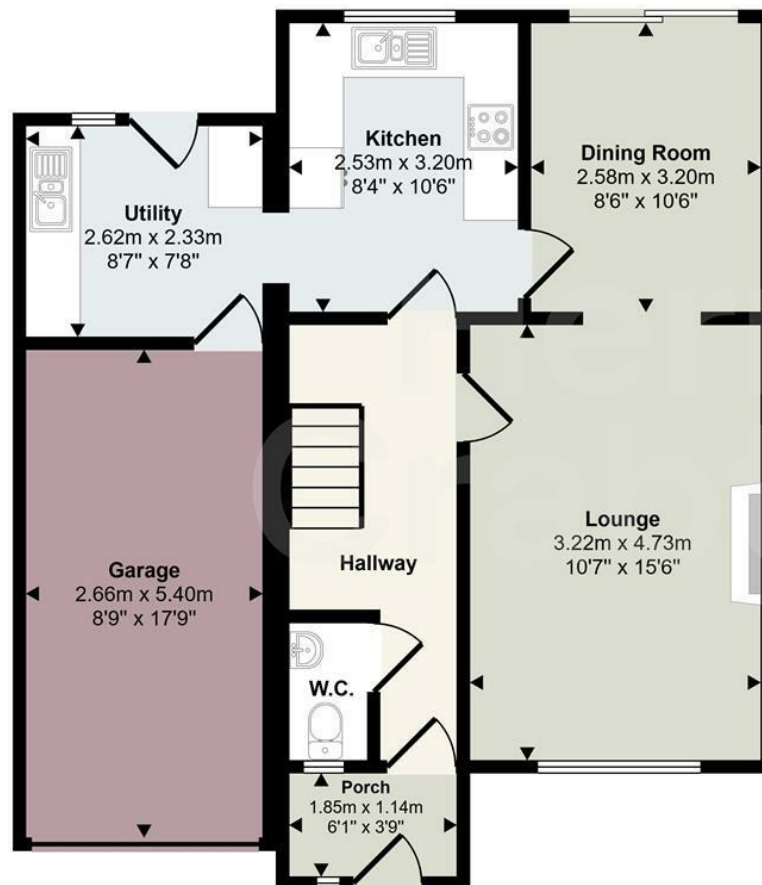
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





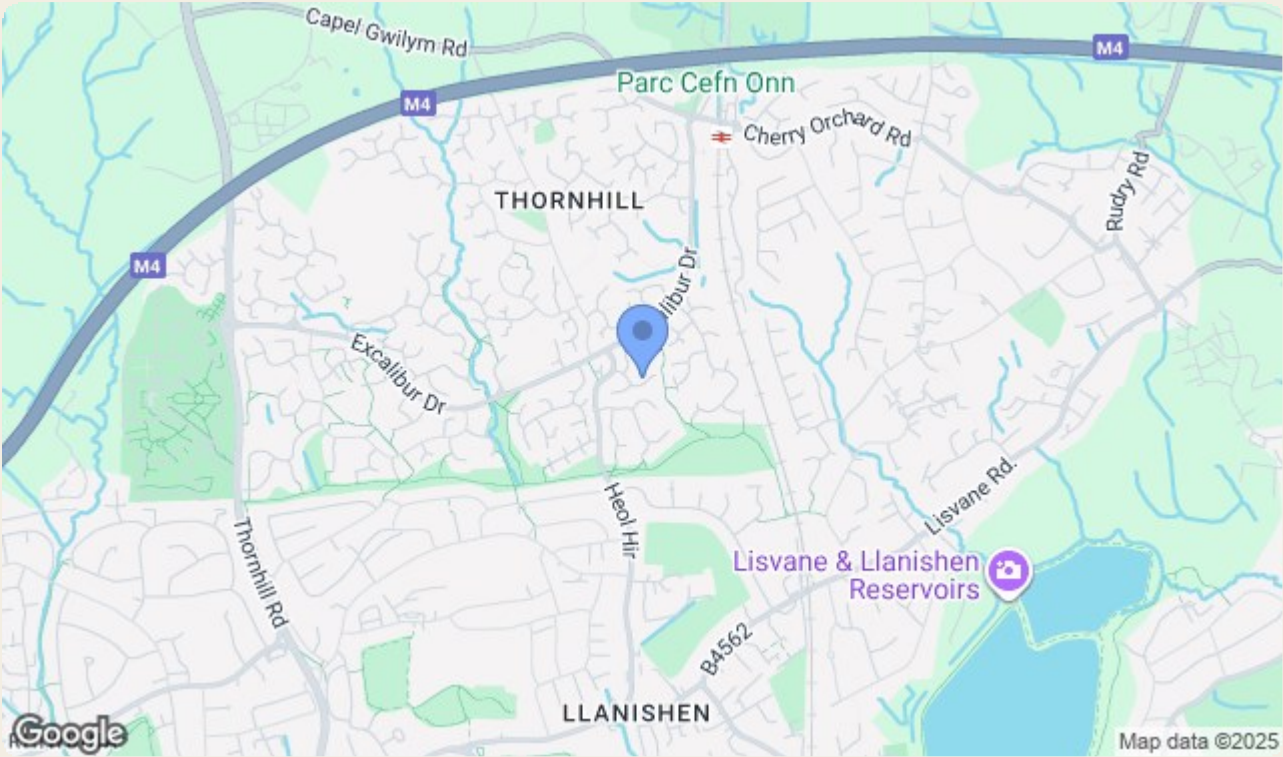


Approx Gross Internal Area
110 sq m / 1184 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		