

Crawley Close

THORNHILL, CARDIFF, CF14 9EL

GUIDE PRICE £525,000

Hern &
Crabtree



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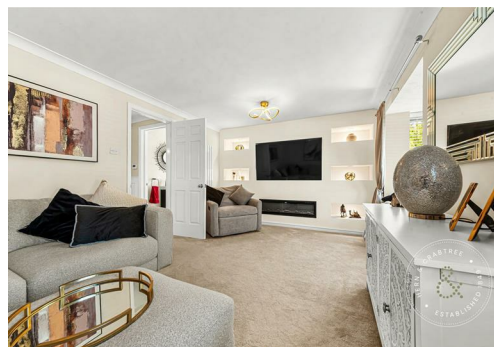
Situated in a quiet cul de sac within the highly sought after Thornhill area of Cardiff, this beautifully renovated detached family home offers generous, versatile accommodation finished to an excellent standard throughout. Thoughtfully updated by the current owners, the property combines practical family living with stylish interiors, creating a home ready to move straight into.

At the heart of the property is an impressive open plan kitchen, dining and family room, providing a wonderful space for everyday life and entertaining alike. Sliding patio doors open onto the rear garden, allowing the outside to become a natural extension of the living space during the warmer months. A separate lounge with media wall offers a cosy retreat, while the converted garage has created a useful utility room and an additional reception room, ideal as a home office, playroom or snug. A welcoming entrance hall with recently fitted LVT flooring and wall panelling completes the ground floor.

Upstairs are four well proportioned bedrooms, including a spacious principal suite with fitted wardrobes, dressing area and en suite shower room, together with a well appointed family bathroom.

Outside, the property enjoys driveway parking for two vehicles, an attractive front garden and a generous enclosed rear garden with extensive decking, lawned areas and plenty of space for both relaxing and entertaining.

Thornhill remains one of North Cardiff's most desirable residential locations, offering an excellent selection of local shops, supermarkets, cafés and everyday amenities. Highly regarded primary and secondary schools are within easy reach, while nearby Cefn Onn Park and the surrounding woodland provide beautiful green spaces to enjoy. Lisvane and Thornhill railway station offers regular services into Cardiff city centre, and excellent road links via the A470 and M4 make commuting across South Wales straightforward, making this an outstanding choice for families and professionals.



Approx 1559.00 sq ft

Entrance Porch

Double glazed windows to the front and side aspects. Double glazed entrance door leading into the porch with recently fitted LVT flooring. Internal PVC door with decorative glazed panel opens into the main hallway.

Entrance Hall

LVT flooring throughout. Stairs rising to the first floor with attractive panelled walls beneath a dado rail continuing through the hallway and staircase. Vertical radiator.

Lounge

Double glazed square bay window to the front aspect. Media wall, coved ceiling, vertical radiator and additional radiator.

Cloakroom

Double glazed obscure window to the side aspect. WC and wash hand basin.

Kitchen

Double glazed window overlooking the rear garden. Fitted wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink with drainer. Integrated four ring gas hob with electric oven and grill beneath. Integrated fridge, freezer and dishwasher. Space for an additional fridge. Useful understairs storage cupboard.

Dining Area

Open plan to the kitchen and family room. Radiator and continuation of the LVT flooring.

Family Room

Double glazed window overlooking the rear garden together with double glazed sliding patio doors opening onto the decking. Radiator and wide opening through to the dining area creating an excellent entertaining space.

Utility Room

Double glazed window to the side aspect. Tiled flooring, laminate work surfaces, space and plumbing for washing machine and tumble dryer together with a large built in storage cupboard.

Study / Playroom

Double glazed window to the front aspect. Radiator. A versatile room created from the garage conversion, ideal as a home office, playroom or additional reception room.

First Floor Landing

Wooden balustrade with panelled walls beneath the dado rail

continuing from the hallway. Access to all first floor accommodation.

Bedroom One

Double glazed window to the side aspect. Extensive fitted wardrobes along one wall, radiator and open dressing area with fitted dressing table and mirrors. Large walk in style storage cupboard leading from the dressing area. Door to:

En Suite

Double glazed obscure window to the side aspect. Walk in shower enclosure, WC, wash hand basin, heated towel rail, tiled walls and laminate flooring.

Bedroom Two

Double glazed window to the rear aspect. Built in wardrobes and radiator.

Bedroom Three

Double glazed window to the front aspect. Built in storage cupboard and radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Family Bathroom

Double glazed obscure window to the side aspect. Suite comprising panelled bath with shower over, WC and wash hand basin. Heated towel rail, wood effect flooring and feature timber wall panelling.

Front Garden

Occupying a pleasant corner position with a tarmac driveway providing off road parking for two vehicles. Small lawned frontage with pathway leading to the entrance.

Rear Garden

A generous enclosed rear garden arranged over several levels. A substantial decked seating area wraps around two sides of the property, providing an excellent space for outdoor dining and entertaining. Steps lead to a lawned garden with a further level seating area and garden shed. Side gated access, outside cold water tap and enclosed timber fencing complete the space.

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Council Tax Band: G

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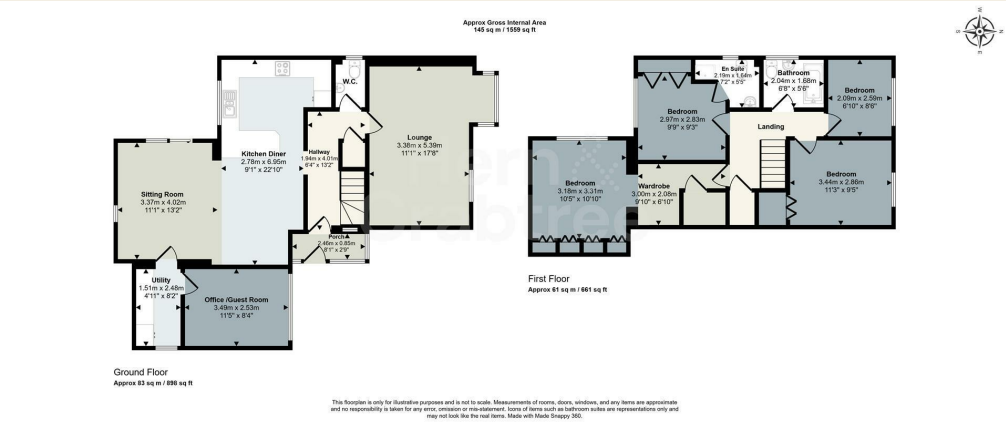
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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