



31 Ragnall Close, Thornhill

Offers Over **£400,000**

31 Ragnall Close

Thornhill, Cardiff

An immaculately presented semi-detached townhouse in sought-after Thornhill, offering a low-maintenance GARDEN, integral GARAGE, PARKING for two cars and Juliet balcony. Generous open-plan kitchen/dining space, superb storage and excellent access to local amenities and transport links. FREEHOLD.

Council Tax band: G

Tenure: Freehold

- Immaculately presented four-bedroom townhouse arranged over three floors
- Impressive open-plan kitchen/dining room with breakfast bar and garden access
- Generous first-floor lounge with Juliet balcony
- Principal bedroom with three built-in double wardrobes and en-suite bathroom
- Versatile top-floor bedrooms, ideal for family life, guests or home working
- Integral garage plus driveway parking for two cars
- Low-maintenance enclosed rear garden
- Family bathroom plus ground-floor cloakroom/WC
- Excellent storage including understairs cupboard and external side store
- Freehold home in popular Thornhill with convenient access to local amenities and transport links





Harry Harper Sales & Lettings are pleased to present this immaculately maintained four-bedroom semi-detached townhouse on Ragnall Close, Thornhill, Cardiff.

Arranged across three floors and extending to approximately 164 sq m (1,765.5 sq ft), the property offers an impressive amount of flexible living accommodation. With an integral garage, driveway for two cars, an enclosed rear garden, four bedrooms, two bathrooms, a ground-floor cloakroom and excellent storage, this is a home designed to accommodate the changing demands of modern family life.

The layout is particularly appealing. Rather than concentrating all the living space on one level, the accommodation has been thoughtfully distributed across the three floors. The ground floor provides a spacious kitchen and dining area opening towards the rear garden, while the first floor is home to a generously proportioned 'L' shaped lounge and principal bedroom with en-suite bathroom. Three further bedrooms and the family bathroom occupy the second floor.

Presented in immaculate condition and evidently very well looked after, the property gives prospective buyers the opportunity to move into a home that already feels established and comfortable.

Welcoming Entrance Hall

The accommodation begins with an entrance hall providing access to the ground-floor rooms and staircase to the upper floors.

A cloakroom/WC is positioned conveniently on this level, an increasingly useful feature for busy households and particularly practical when entertaining guests.







There is also an understairs storage cupboard, adding to the property's already generous storage provision and providing a useful place for everyday household items.

Open-Plan Kitchen and Dining Room

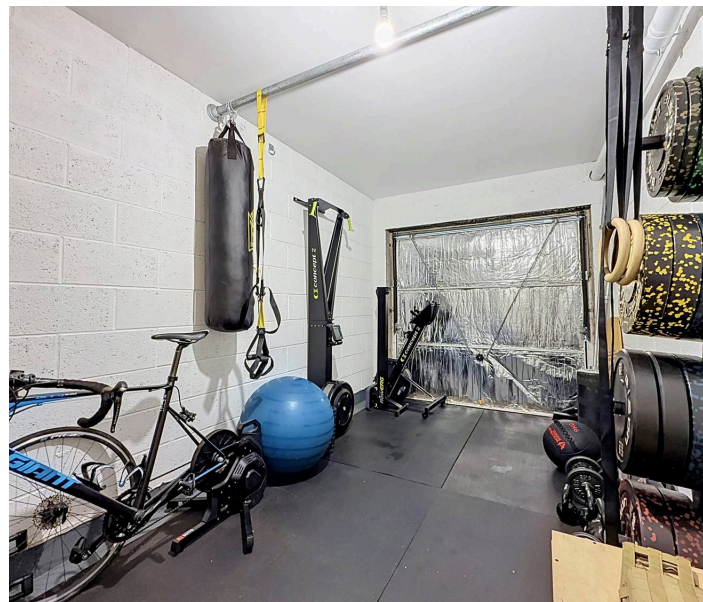
One of the standout spaces within the property is the open-plan kitchen and dining room at the rear. The kitchen measures approximately 4.52m x 5.12m at its maximum dimensions and combines an extensive range of contemporary gloss-fronted cabinetry with contrasting work surfaces.

There is a substantial amount of preparation and storage space, complemented by integrated appliances and a breakfast bar providing casual seating. The arrangement works particularly well for day-to-day family life, allowing cooking, dining and conversation to take place within one sociable environment.

Wood flooring runs through the space, while recessed ceiling lighting provides a clean, contemporary finish.

Alongside the kitchen is a dedicated dining area, measuring approximately 3.24m x 2.64m. There is ample room for a family dining table, making this an equally appealing setting for weekday meals or entertaining friends and relatives.

French doors connect the dining area directly with the rear garden. This connection between the indoor and outdoor spaces is particularly useful during the warmer months and allows the garden to become a natural extension of the kitchen/dining room.



Low-Maintenance Rear Garden

To the rear is an enclosed, north-facing garden designed with ease of maintenance in mind.

For buyers who want their own outside space without committing large amounts of time to gardening, the arrangement should prove particularly appealing. Direct access from the dining area also makes it practical for outdoor seating, children's play or simply enjoying some fresh air at home.

The property additionally benefits from a separate storage cupboard to the side of the house, providing another useful space for outdoor equipment and household items.

Integral Garage and Two-Car Driveway

Parking and storage are particularly strong features of this home. The property has a driveway providing off-road parking for two cars, complemented by an integral garage measuring approximately 5.52m x 2.59m.

The garage offers considerable versatility. As well as its traditional use for vehicle parking, it provides excellent space for bicycles, sports equipment, tools and general storage. The current presentation demonstrates how effectively the area can accommodate home fitness and cycling equipment.

For households with multiple vehicles, hobbies or simply a need for substantial storage, this combination of driveway and garage is a valuable asset.





First-Floor Lounge with Juliet Balcony

Moving to the first floor reveals a particularly spacious lounge measuring approximately 4.84m x 5.12m.

Its proportions allow for multiple seating arrangements without compromising the feeling of space, making it an excellent room for relaxing as a family or entertaining visitors.

A feature wall creates a strong focal point, while the neutral décor elsewhere allows buyers to introduce their own furnishings and style easily.

French doors with a Juliet balcony bring additional natural light into the room and give the first-floor living accommodation a distinctive feature.

Separating the principal reception room from the kitchen/dining space also creates useful flexibility. It allows activity downstairs while retaining a dedicated lounge for quieter evenings and relaxation.

Principal Bedroom with Excellent Storage

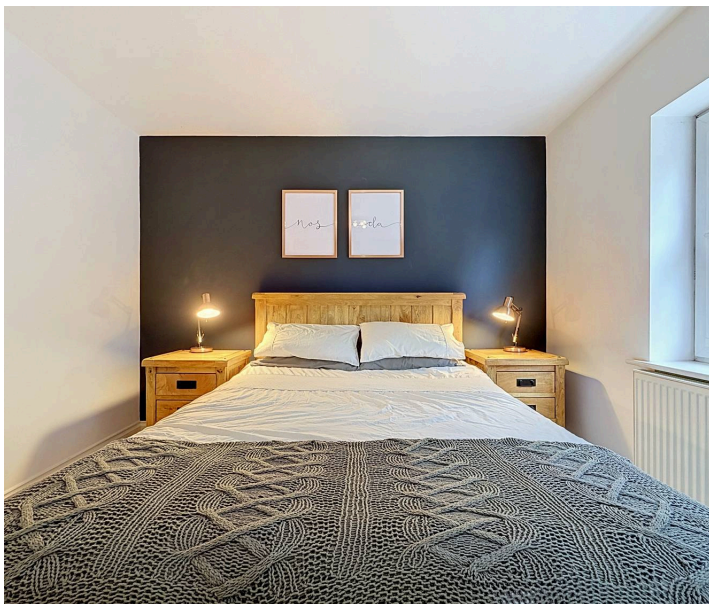
Also positioned on the first floor is the principal bedroom. Measuring approximately 3.26m x 5.08m, this is a generously proportioned double bedroom with one of the property's most practical features: three built-in double wardrobes.

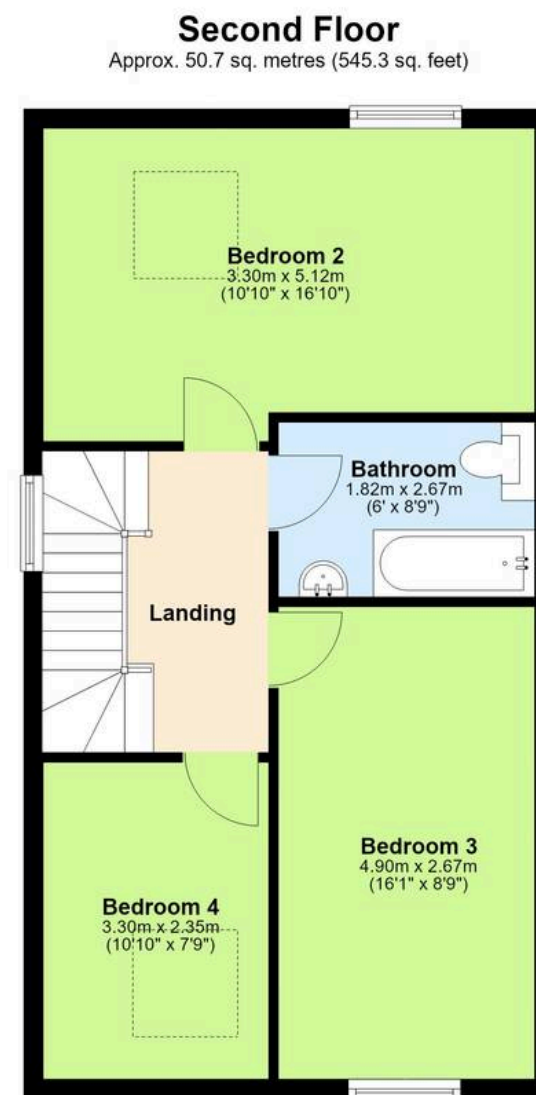
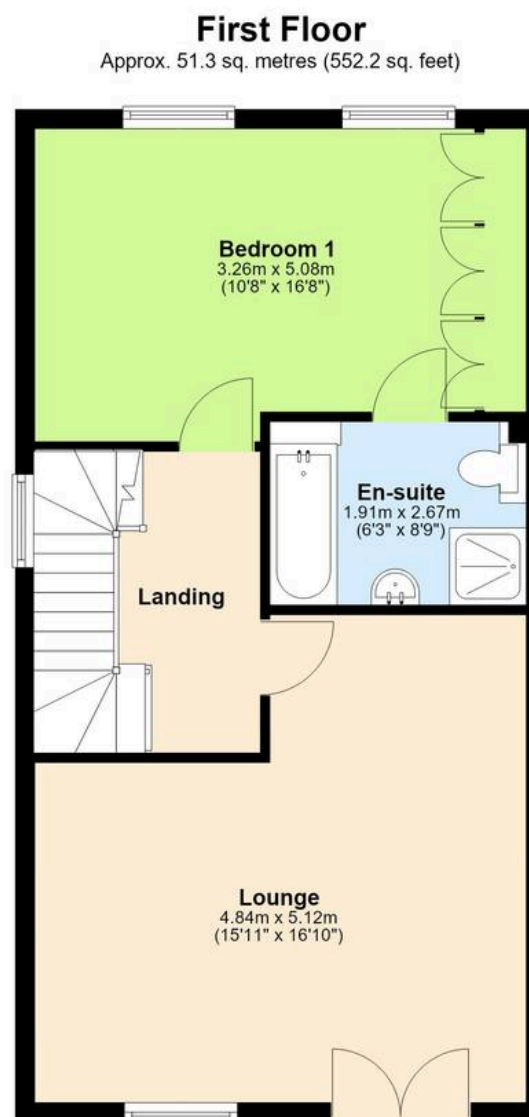
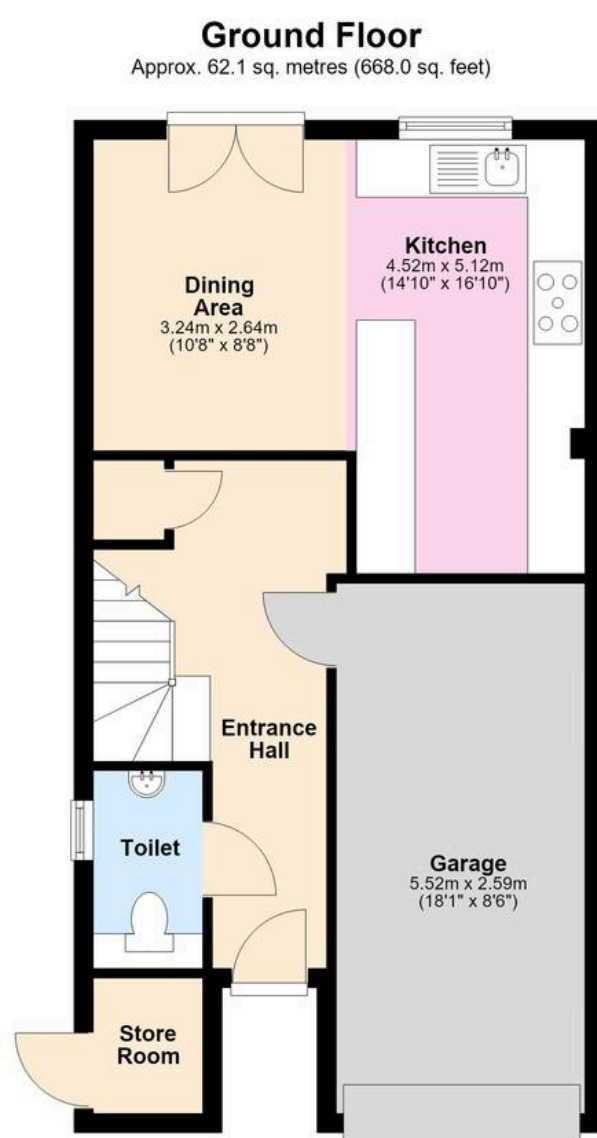
The extensive fitted storage reduces the need for additional freestanding wardrobes while providing excellent space for clothing and belongings.

The principal bedroom also benefits from its own en-suite, giving this floor an appealing degree of privacy.

En-Suite Bathroom

The en-suite is considerably more versatile than a simple shower room. It incorporates both a bath and a separate shower cubicle alongside the wash basin and WC.





Total area: approx. 164.0 sq. metres (1765.5 sq. feet)



Harry Harper Sales & lettings

85 Cathays Terrace, Cardiff - CF24 4HT

02920310555

info@harryharper.co.uk

harryharper.co.uk/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.