Heol Y Cadno

THORNHILL, CARDIFF, CF14 9DY

GUIDE PRICE £420,000

Hern & Crabtree



Heol Y Cadno

Positioned on a desirable corner plot within the ever popular Thornhill development, this detached four bedroom family home offers spacious, well balanced accommodation in a location that continues to be one of North Cardiff's most sought after residential areas. Built in the 1980s, the property has been thoughtfully designed for modern family living, with generous reception space, a practical layout and excellent outside space.

At the heart of the home is a spacious kitchen and dining room, where ample natural light and an open layout create an ideal setting for both everyday living and entertaining. The generous living room enjoys views across the rear garden, with sliding patio doors providing a seamless connection to the outside space. A convenient ground floor cloakroom adds practicality, while upstairs the principal bedroom benefits from fitted wardrobes and an en suite shower room. Three further bedrooms and a well appointed family bathroom complete the first floor, making this an ideal home for growing families or those seeking flexible accommodation.

Outside, the property occupies an attractive corner position with lawned gardens, a private driveway and a detached garage with power, while the enclosed rear garden offers a pleasant setting for relaxing or entertaining.

Thornhill has earned an excellent reputation for its family friendly environment, well regarded schools and abundance of nearby green spaces. The property is within easy reach of Cefn Onn Country Park, Parc Cefn Onn woodland walks and the Taff Trail, while Llanishen Reservoir provides opportunities for watersports, walking and open water swimming. Everyday shopping is available at Thornhill and Llanishen, with further amenities at Cardiff Gate Retail Park. Excellent transport links include nearby Lisvane and Thornhill Railway Station, regular bus services, convenient access to the A470 and M4 motorway and together with straightforward routes into Cardiff city centre.

- Detached family home
- Principal bedroom with en suite
- Spacious living room
- Detached garage with power
- Sought after Thornhill location
- Four bedrooms
- Kitchen and dining room
- Ground floor cloakroom
- Driveway parking











Approx 1076.00 sq ft Council Tax Band: G

Entrance Porch
Entered via a wooden front door with nine obscure glazed panels, the entrance porch provides a welcoming introduction before leading into the main hallway.

Entrance Hall
A bright and welcoming entrance hall with coved ceiling, radiator, stairs rising to the first floor and a generous understairs storage cupboard.

Kitchen Dining Room
Double glazed square bay window and an additional double glazed window to the side aspect allowing for excellent natural light. Recessed lighting, two radiators and laminate flooring. The kitchen is fitted with a range of wall and base units complemented by laminate work surfaces and tiled splashbacks. Stainless steel one and a half bowl sink with drainer. Integrated gas hob with extractor above, integrated electric oven and separate integrated grill, integrated dishwasher, integrated fridge and freezer, together with space and plumbing for a washing machine. A spacious open plan kitchen and dining area, ideal for everyday family life and entertaining.

Living Room
Double glazed window and sliding double glazed patio doors overlook and provide access to the rear garden. Coved ceiling, radiator and feature gas fireplace with wooden mantel and marble hearth, creating a comfortable and inviting principal reception room.

Cloakroom
Double glazed obscure window to the rear elevation. Fitted with a WC and wash hand basin. Heated towel rail, tiled flooring and tiled walls to dado height.

First Floor Landing
Wooden balustrade, loft access and a generous built in airing/storage cupboard.

Bedroom One
Double glazed window to the front elevation. Radiator and large built in wardrobe.

En Suite Shower Room
Double glazed obscure window to the side elevation. Suite comprising WC, wash hand basin and corner shower enclosure. Heated towel rail, tiled walls and tiled flooring.

Bedroo Two
Double glazed window to the rear elevation. Radiator and built in wardrobe.

Bedroom Three
Double glazed window to the rear elevation and radiator.

Bedroom Four
Double glazed window to the front elevation. Radiator and built in wardrobe.

Family Bathroom
Double glazed obscure window to the side elevation. Recessed lighting, heated towel rail, tiled walls and tiled flooring. Suite comprising WC, wash hand basin, panel bath with shower over.

Front Garden
Occupying an attractive corner position, the property is approached via a tarmac driveway providing off road parking and leading to the detached garage with up and over door and power supply. The front garden is laid mainly to lawn with established planting, creating an attractive approach to the home.

Rear Garden
The enclosed rear garden enjoys a paved seating area immediately outside the property, ideal for outdoor dining and entertaining. Timber fencing provides privacy, creating a pleasant and manageable outdoor space.

Disclaimer
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.















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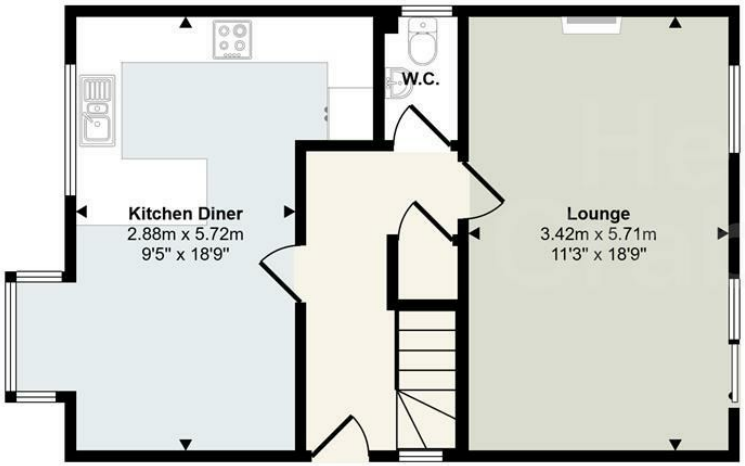




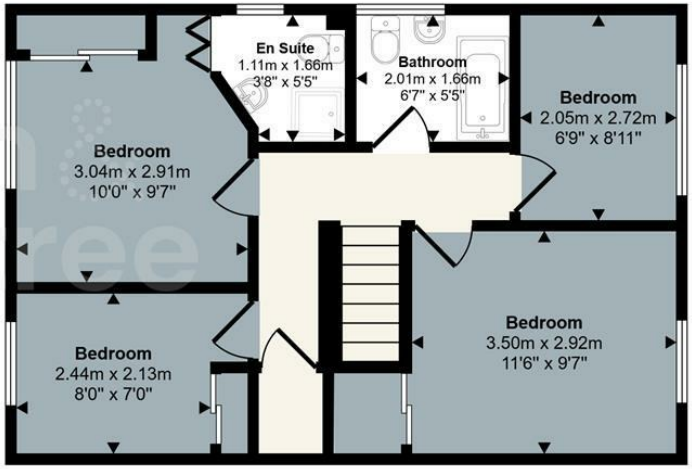



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Approx Gross Internal Area
100 sq m / 1076 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



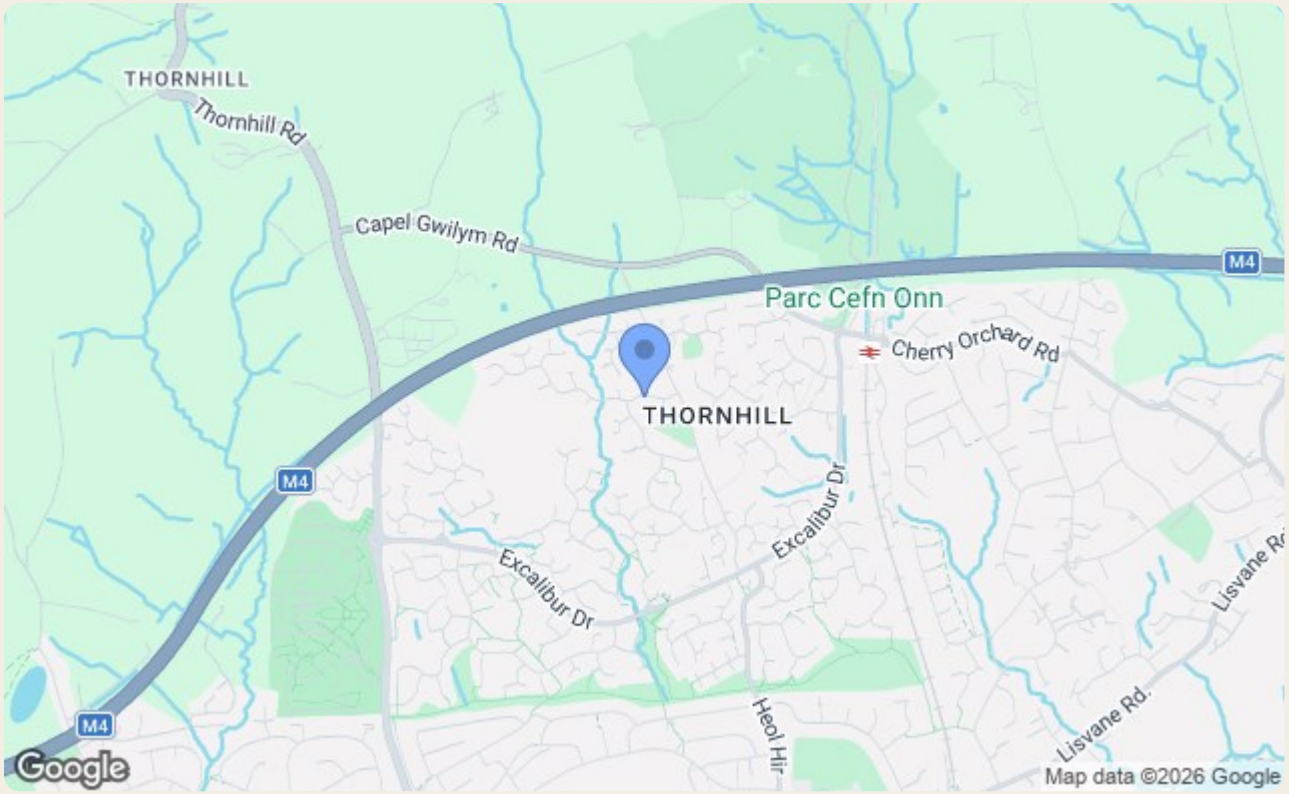
First Floor
Approx 50 sq m / 537 sq ft

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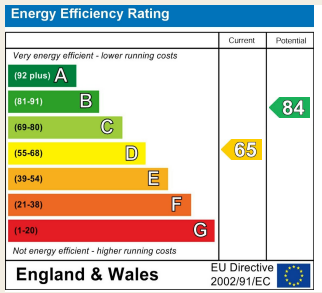
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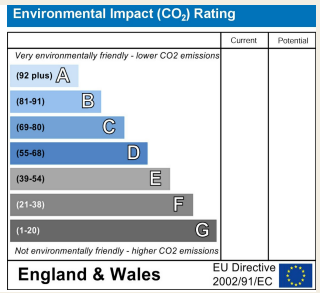
Good old-fashioned service with a modern way of thinking.











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