Edwards & Co
property sales & lettings

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Pinecrest Drive
Thornhill
Cardiff
CF14

Guide Price £435,000











- Well presented 5 bedroom family home in Thornhill
- Spacious principle reception room
- Large open plan kitchen/dining area
- Modern bathroom + en suite
- 4 sizeable bedrooms + dressing room
- Sizeable rear garden + patio area
- Ample driveway parking to front
- First class Welsh and English school catchments
- Excellent location close to all local amenities
- NOT TO BE MISSED

Ref: PRA53540

Viewing Instructions: Strictly By Appointment Only

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The Property Ombudsman
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General Description

GUIDE PRICE - £435,000 A beautifully presented five bedroom family home in the sought after location of Thornhill* Edwards & Co are delighted to offer for sale this well presented spacious home nestled in a lovely quiet cul de sac in Thornhill. This home offers a large principle reception room, dining room opening onto a modern kitchen, four good size bedrooms and additional dressing room. Furthermore there is the benefit of off-road parking and a sizeable rear garden. The property offers a well maintained rear garden and driveway parking for multiple cars. MUST BE VIEWED INTERNALLY TO BE APPRECIATED.



Front & Entrance

3 car paved driveway. Side entrance to rear garden



Hallway

Bright entrance hallway with laminate flooring, carpeted stairs to first floor. Doors off to ground floor rooms.



Principal Reception Room

Spacious and beautifully presented living room with large window to front aspect and sliding door to rear private garden. Gas log burner. Laminate flooring.



Principal Reception Room Second Angle

As depicted.



Dining Area

Spacious dining area with large window to front aspect, laminate flooring. Open plan leading into the kitchen.



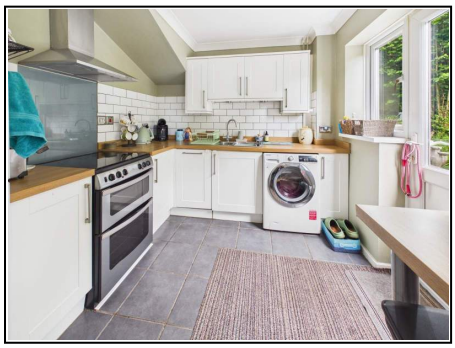
Dining Room Second Angle

As depicted.



Kitchen

Modern and well presented kitchen open to dining room with large window to rear aspect and door to rear garden.



Kitchen Second Angle

Ample base and eye level units. Single bowl sink drainer unit with mixer tap, splashbacks. Double oven with extractor fan over. Integrated dishwasher.



Kitchen Third Angle

As depicted.



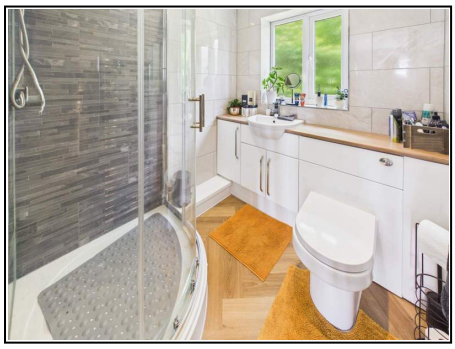
Landing

Carpeted flooring and stairs, doors off to all bedrooms, bathroom and storage cupboard. Loft access hatch.



Bedroom 1 with En Suite Shower Room

Well proportioned and beautifully presented main bedroom with large window to front aspect and en-suite shower room.



En Suite Shower Room to Bedroom 1

Modern en-suite facility with shower, w/c and wash hand basin with mixer tap set in a vanity unit. Part tiled with laminate flooring and obscured window to rear aspect.



Bedroom 2

Another well-proportioned bedroom with large window to front aspect. Laminate flooring.



Bedroom 3

Bedroom 3 provides for another sizeable bedroom with a window overlooking the rear garden. Laminate flooring.



Bedroom 4

Window to rear aspect, laminate flooring. The room may be utilised as a bedroom, storage room, home office or dressing room.



Bedroom 5 / Dressing Room

Carpet flooring and storage. May be utilised as a home office o'r dressing room.



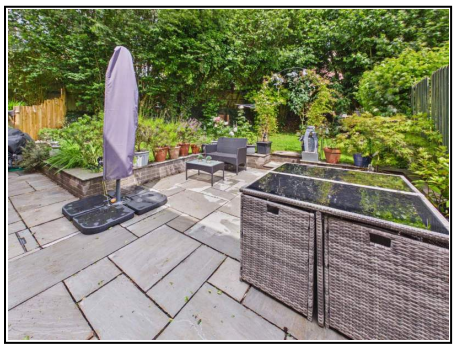
Shower Room

Modern family shower room with shower, w/c and wash hand basin with mixer tap set in a vanity unit. Part tiled, laminate flooring and obscured window to rear aspect.



Rear Garden

A large garden mainly laid to lawn with well defined fenced boundaries. There is additionally a substantial patio area and side access to the front aspect.



Rear Garden Second Angle

As described.

Agents Opinion

This is a beautifully presented and sizeable property in a great residential area. A great family home, with ample living space, off road parking and a excellent sized garden. The property itself is finished to a great standard and is easily move in ready. This is not one to be missed.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E







Ground Floor

Approximate total area(1)
601 ft²
55.8 m²

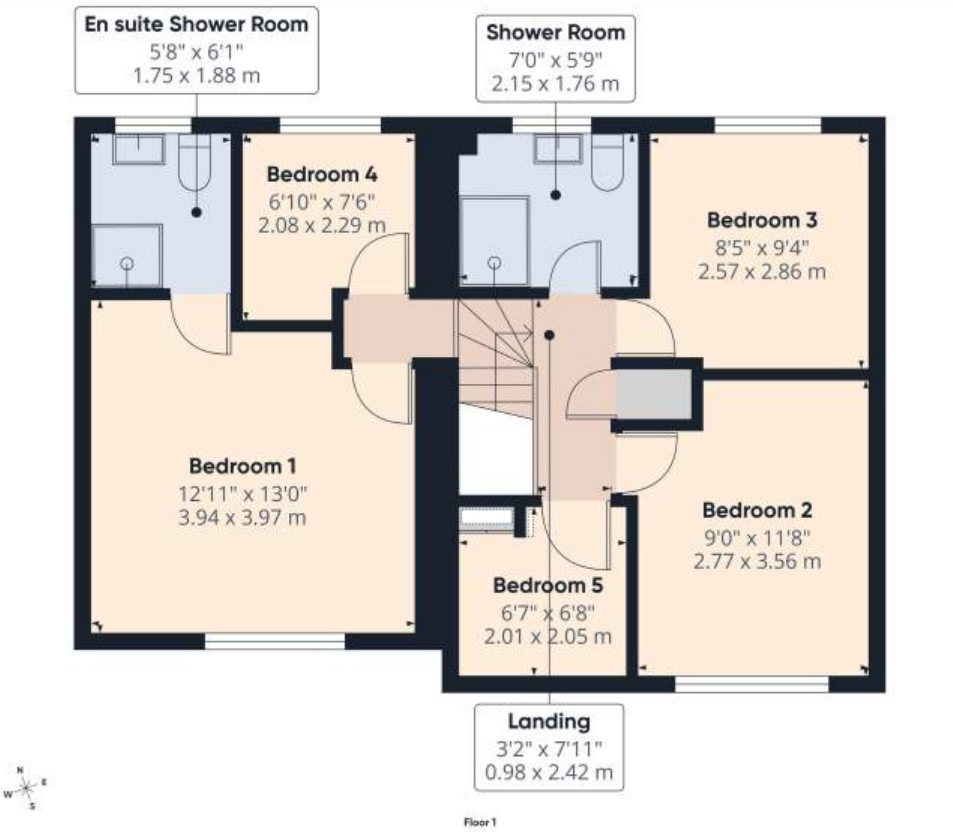
Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)
544 ft²
50.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.