

# Heol Y Barcud

Cardiff CF14 9JB

- Detached
- Four bedrooms
- Sought after location
- Conservatory
- Enclosed Rear Garden
- Off Road parking
- EPC - TBC

Guide price £320,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)

Hern and Crabtree





A well presented four bedroom detached family home, placed in the desirable area of Thornhill situated in a quiet cul-de-sac. This property offers good access to the local amenities and transport links to A470 and M4.

With accommodation briefly comprising of Entrance, hallway, cloakroom, sitting room, lounge, Kitchen/dining room, conservatory and additional external utility room on the ground floor. To the first floor there are three bedrooms, a family bathroom and a shower room. The second floor comprises of the master bedroom. The property further benefits from an enclosed rear garden and driveway for off street parking.

Viewings are recommended, please call or email Hern & Crabtree, Heath for more information.

### Entrance

Storm to front. Entered via double glazed wooden door with obscured glazing into the entrance hall.

### Entrance Hall

Wood laminate flooring. Stairs to first floor. Doors leading off to:

### Downstairs cloakroom

Double glazed wood window to front which is obscured. WC. Wash hand basin. Part tiled walls. Wood laminate flooring. Radiator. Spotlights.

### Sitting room 8'11" x 12' (2.72m x 3.66m)

Double glazed wood window to front. Radiator. Cable TV point.

### Lounge 14'1" x 12'2" (4.29m x 3.71m)

Double glazed wood window to front. Radiator. Wood laminate flooring. Spot lights. TV Point. Open plan to kitchen/dining room.

### Kitchen/Dining room 15'5" x 8'11" (4.70m x 2.72m)

Double glazed wood window to rear along with a sliding aluminium door to the conservatory. Fitted with wall and base units with integrated double oven and microwave, integrated fridge freezer, four ring gas hob with cooker hood over. Tiled splash backs. Stainless steel one and a half bowl sink and drainer with mixer tap. Integrated full length dishwasher. Concealed 'Glow Worm' combination boiler. Breakfast bar. Wood laminate flooring. Radiator. Under stairs storage cupboard. Spot lights.

### Conservatory 9'7" x 6'9" (2.92m x 2.06m)

Wooden double glazed conservatory with pvc roof and french doors out to the garden with tiled flooring and radiator.

### External utility room 9' max x 4'11" (2.74m max x 1.50m)

Quarter of the original garage which has now been boarded off to provide utility room. Plumbing for washing machine. Space for tumble dryer. Power and loft access hatch with pull down ladder to loft storage. Space for fridge freezer if needed.

### First Floor

Stairs rise up from the entrance hall with a wooden hand rail.

### Landing



Access to all first floor rooms and stairs to the second floor

### Bedroom Two 9'9" x 9'8" (2.97m x 2.95m)

Double glazed wood window to front. Radiator.

### Bedroom Three 7'9" x 9'2" (2.36m x 2.79m)

Double glazed wood window to rear. Radiator. Spotlights.

### Bedroom Four 9' x 6' (2.74m x 1.83m)

Double glazed wood window to rear. Radiator.

### Family Bathroom 6'3" x 6'1" (1.91m x 1.85m)

Double glazed obscured wood window to side. Bath with shower plumbed over with rain drop shower head and separate shower attachment and mixer tap. Bi-folding glass splash back

screen. Wash hand basin. WC. Shaver point. Mirror vanity cupboard. Part tiled walls. Insulated tiled flooring. Chrome heated towel rail. Extractor fan. Spotlights.

### First Floor Shower room

This shower room is located in the hallway leading to the second floor bedroom so might be considered as a private shower room/ensuite for the main bedroom.

Double glazed obscured wood window to front. Double walk in shower with large splash back screen. Ceiling fitted rain drench shower head. Spot lights. Extractor fan. Wash hand basin. WC. Shaver point. Fully tiled walls. Slate floor. Chrome heated towel rail.

### Second Floor

#### Bedroom One 13'6" max x 14'2" max (4.11m max x 4.32m max)

Spot lights. Double glazed wood Velux windows to front and rear. Radiator. Wood laminate flooring. Built in storage cupboard/wardrobe. Wooden banister. (Floor to ceiling height is a maximum of 7')

### Outside

#### Front Garden

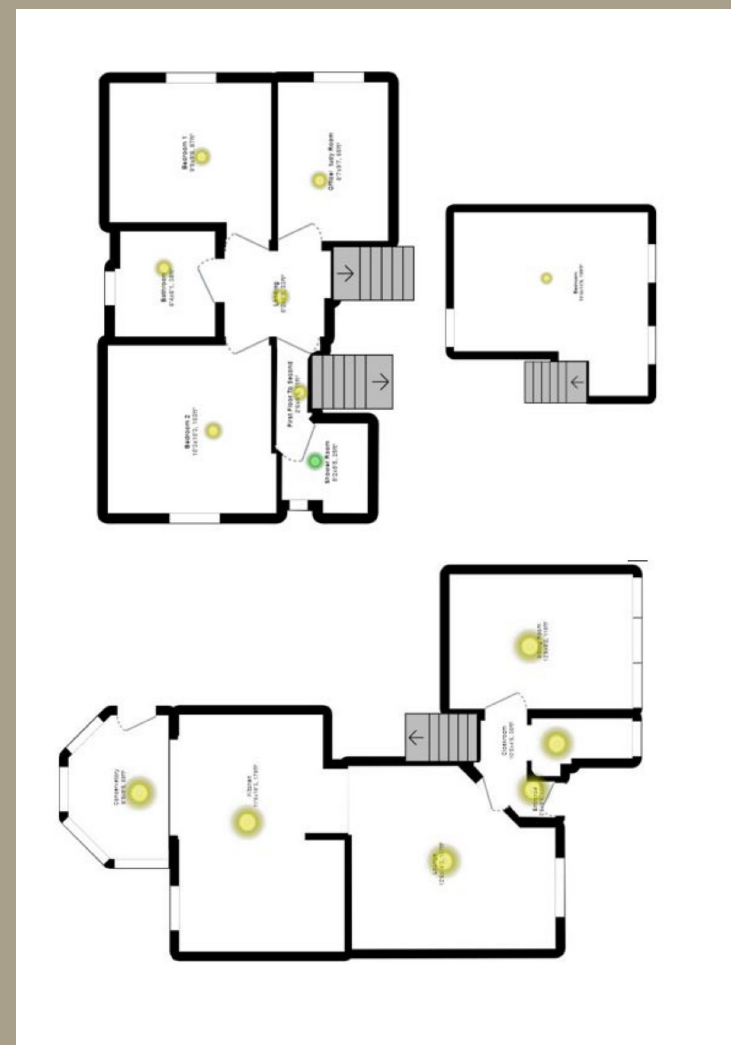
Part lawn. Driveway with off street parking for at least two vehicles. Mature plants and shrubs to front.

#### Rear Garden

Enclosed garden with timber frame fencing and mature hedge. Raised decked sitting area. Steps to lawn with timber framed storage shed. Cold water tap. Outside security light.

### Tenure

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







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