

## 4 Glenmount Way

Thornhill, Cardiff CF14 9HS

- Detached family home
- Double garage
- Conservatory
- Kitchen/ Breakfast room
- Two reception rooms
- En suite
- Good driveway parking
- EPC - tbc

Guide price £450,000

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A modern detached family home with a double garage, in a quiet cul de sac situated in the desirable area of Thornhill. The property offers spacious and versatile living accommodation with three reception rooms, a good size kitchen/breakfast room, four bedrooms with en suite to master and bathroom. The property also benefits from enclosed front and rear gardens and an attached double garage.

Viewings are recommended, please call or email to enquire.

**Storm Porch**

Storm porch to front with light, tiled flooring into entrance hall.

**Entrance Hall**

Entered via double glazed wood door, radiator, door to study and cloak room, stairs leading up to the first floor. Doors leading off to:

**Study** 6'1" x 7'5" (1.85m x 2.26m)

Double glazed PVC window to the front, radiator.

**Cloakroom**

Cloakroom with WC, wash hand basin, radiator, tiled splash back, tiled flooring and extractor fan.

**Lounge** 16'3" x 11'2" (4.95m x 3.40m)

Double glazed PVC bay window to the front aspect, radiator, gas fireplace with tiled sides and hearth, wooden mantelpiece. TV point and SKY TV point. French wooden doors into the dining room.

**Dining Room** 11'1" x 8'11" (3.38m x 2.72m)

Double glazed sliding aluminium door into the Conservatory. French wooden door to the lounge and door through to the kitchen. Radiator.

**Conservatory** 14'7" x 11'2" (4.45m x 3.40m)

Double glazed PVC glass roof with double glazed PVC window surround and French doors out into the rear garden. Tiled floor, lighting.

**Kitchen/Breakfast Room** 14'2" max x 11'1" max (4.32m max x 3.38m max)

Double glazed PVC windows to the rear. Kitchen fitted with a range of wall and base units with work tops over. Stainless steel sink and drainer, water filter tap and mixer tap, plumbing for dishwasher, four ring gas hob with cooker hood over. Space for fridge freezer, integrated 'Hot point' double oven and grill. Tiled flooring, extractor fan. Area has an archway through to the utility room, radiator and door to an under stairs storage cupboard.

**Utility Room** 8'3" x 4'8" (2.51m x 1.42m)

Archway from the dining area, double glazed PVC window to the rear. Central heating boiler, sink and drainer, plumbing for washing machine, further storage units. Partly tiled walls, tiled flooring, door leading out to the rear garden.

**First Floor**

Stairs rise up from the entrance hall, wooden handrail and spindles, double glazed PVC window on the half landing offering natural light.

**Landing**

Loft access hatch, radiator and an airing cupboard with hot water tank.

**Bedroom One** 10'10" max x 12'8" max (3.30m max x 3.86m max)

Double glazed PVC window to the front, radiator. Series of fitted wardrobes. Door to en-suite.

### En-suite

Four piece en-suite, double glazed obscured window to the front. Corner bath, shower cubicle with a plumbed shower, WC, wash hand basin, base vanity unit with shaver point light above. Radiator, part tiled walls and vinyl flooring,

### Bedroom Two 8'9" x 14'2" (2.67m x 4.32m)

Double glazed PVC window to the front, radiator.

### Bedroom Three 8'3" x 11'9" (2.51m x 3.58m)

Double glazed PVC window to the rear, radiator.

### Bedroom Four 8'4" x 9'8" (2.54m x 2.95m)

Double glazed PVC window to the rear, radiator, series of fitted wardrobes and storage cupboards.

### Bathroom

Family bathroom, double glazed obscure PVC window to the rear. Bath with a plumbed shower over, WC, wash hand basin, base vanity unit, part tiled walls, vinyl floor. Light with shaver point and extractor fan, radiator.

### Outside

#### Front

Enclosed front garden with lawn, paved path to the front door. Mature hedge and trees along with driveway for two cars with a double attached garage.

#### Double garage

Double attached garage with up and over door and outside light.

#### Rear

Enclosed rear garden with Timber fencing. Mainly laid to lawn, patio sitting area, door to the garage and gate to the side leading to the front of the property. Large storage shed and further Timber frame storage shed. Mature trees and shrub borders.

### Tenure

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





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