

Capel Gwilym Road

Thornhill | Cardiff | CF14 9UB

Cottage | Asking Price Of £399,950



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this two bedroom cottage situated on the outskirts of Thornhill with plenty of charm and character. The property was originally built in 1831 and extended in the 1970s and briefly comprises of hallway, downstairs shower room, dining area open to lounge/living room, kitchen, conservatory, two bedrooms (potential to convert to 3 bedrooms), dressing room and large bathroom. Pretty courtyard garden to the rear and delightful frontage with Countryside views. Oil fired central heating. Double glazed through out.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,345 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

This delightful property is situated on the outskirts of Thornhill in North Cardiff. A stones throw from Miller & Carter restaurant and Thornhill Farm shop is a short walk away. A short car journey and you are in the Thornhill area with supermarket, doctors, church centre & coffee shop and post office. Thornhill primary school is well regarded. Regular bus and train transport links to the city centre,

HALLWAY

Entered via upvc door with decorative glazed panels. Coved ceiling. Spotlights to ceiling. Ceramic tiled flooring. Central heating radiator.

SHOWER ROOM

Double glazed obscure window to side. Spotlights and extractor fan to ceiling. Three piece suite comprising of walk in tiled cubicle. Pedestal wash hand basin and low level wc. Central heating radiator.

STORAGE

Double glazed window to side. Plumbed for automatic washing machine. Ceramic tiled flooring.

Shelving and cloak hanging.

DINING AREA

17' 1" x 9' 9" (5.22m x 2.99m) Upvc leaded window to side. Coved ceiling. Laminate wood flooring. Turned spiral staircase to first floor. Central heating radiator. Step down to:

LOUNGE/LIVING ROOM

17' 5" x 15' 4" into alcove (5.32m x 4.68m) Upvc leaded window to side. Upvc leaded French doors to rear garden. Coved ceiling. Laminate wood flooring. Feature Adams style fireplace with quarry tiled hearth inset ornate wood or oil burner. Decorative low level storage cupboards in both alcoves. Two central heating radiators. Arched Bespoke double doors with glazed panels to:

KITCHEN

16' 4" inc base unit x 9' 6" inc base unit (4.99m x 2.91m) Upvc leaded French doors to rear garden with upvc leaded windows to either side. Further upvc leaded window to conservatory. Spotlights to ceiling. Wood effect vinyl flooring. Range of base and wall units with

display shelving. Tiled work surface and splash backs incorporating one and a half stainless steel sink unit with mixer tap. Integral fridge freezer. Recess for electric cooker and slimline dishwasher. Built in wooden dresser. Space for table and chairs. Central heating radiator.

CONSERVATORY

Situated to the front of the property. Upvc double glazed window and roof. Laminate wood flooring. Power.

FIRST FLOOR

Landing Area - Upvc leaded window to front. Textured ceiling. Laminate wood flooring. Large display feature shelf, Central heating radiator.

BEDROOM ONE

15' 2" x 12' 0" (4.63m x 3.68m) Upvc double glazed window to side. Laminate wood flooring. Access to insulated loft space. Central heating radiator. Archway to dressing room:

DRESSING ROOM

15' 0" From wardrobe front x 6' 4" (4.59m x 1.95m) Upvc leaded window to side. Spot lights to ceiling. Laminate wood flooring. Built in large wardrobe with hanging and shelving.

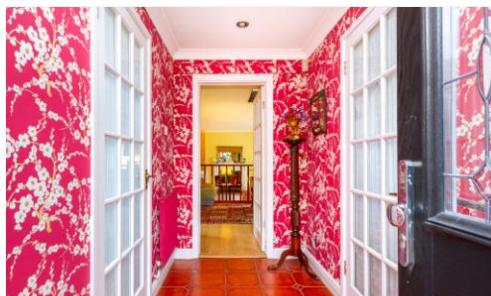
BEDROOM TWO

16' 4" x 9' 3" (4.98m x 2.82m) Upvc leaded double glazed window to front and further upvc leaded double glazed window to side. Laminate wood flooring. Central heating radiator.

BATHROOM

A larger than average sized

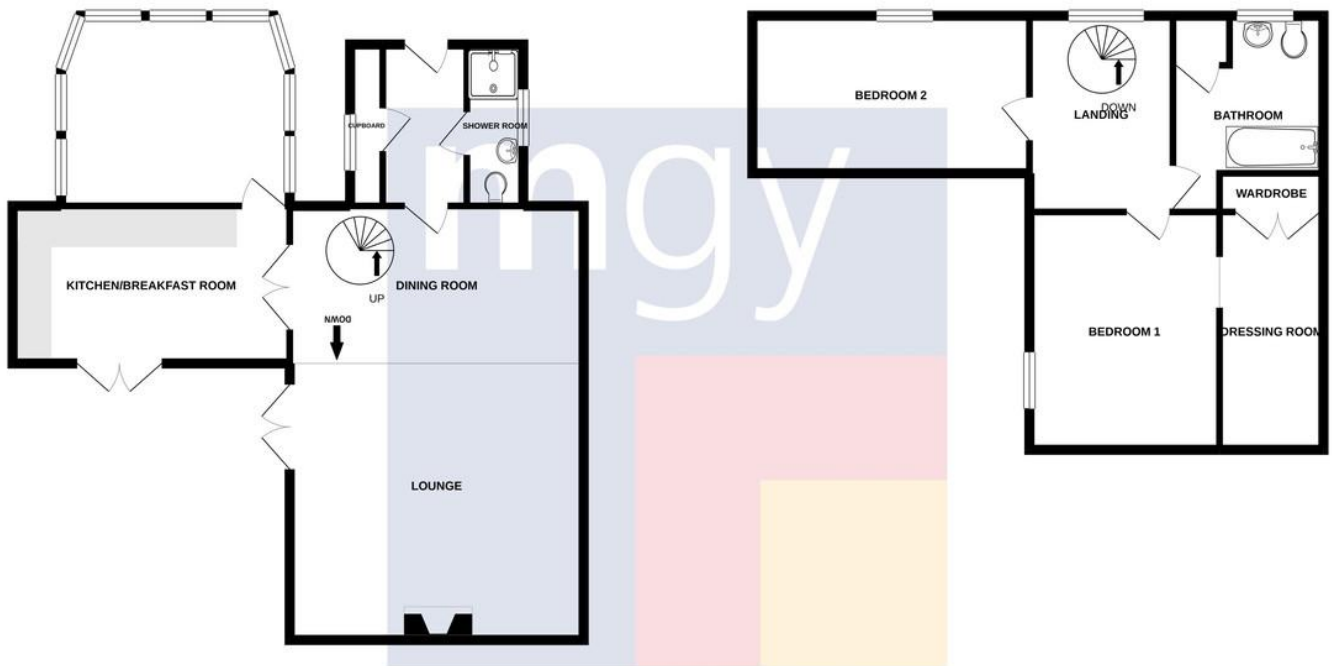
bathroom. Upvc double glazed leaded window to front. Textured with spot light to ceiling. Three piece suite comprising of panelled bath with hand held shower attachment, pedestal wash hand basin and low level wc. Storage cupboard with hanging and shelving. Central heating radiator.



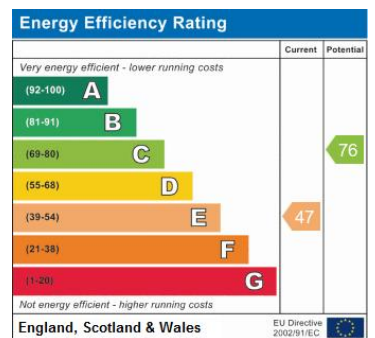
FLOORPLANS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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