

# Thornaby Court

Craiglee Drive | Cardiff | CF10 4BD

**Three Bedroom Town House | Asking Price Of £250,000**



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# PROPERTY DESCRIPTION

**\*\*RARELY AVAILABLE TOWN HOUSE\* NO CHAIN\*\*** An opportunity to acquire a spacious three bedroom Town house, which is conveniently located in Atlantic Wharf, with easy access to the City Centre and Cardiff Bay. The accommodation comprises of entrance hall, living room, separate kitchen, three double bedrooms, cloakroom, utility room and family bathroom. The property further benefits from double glazing throughout, gas central heating and a low maintenance rear garden, with river views. There is also a garage and driveway, with space for one car. No chain. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 1,112 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door. Spacious entrance hall. Carpeted flooring. Doors leading to bedroom three, utility room and cloakroom. Carpeted stairway to first floor landing.

## BEDROOM THREE

8' 3" x 7' 10" (2.53m x 2.39m)  
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. TV Aerial point. Telephone point. Wall mounted radiator

## UTILITY ROOM

6' 5" x 4' 6" (1.98m x 1.39m)  
Double glazed uPVC window and door, leading to rear garden. Vinyl flooring. Base units, with work surfaces incorporating stainless steel sink. Space for washer/dryer.

## CLOAKROOM

5' 8" x 2' 11" (1.73m x 0.90m) Vinyl flooring. Part tiled walls. Vanity enclosed wash hand basin. W.C. Wall mounted radiator and vanity unit.

## FIRST FLOOR LANDING

Double glazed uPVC window to front. Carpeted flooring. Wall mounted radiator. Doors leading to living room and kitchen. Carpeted stairway to second floor landing.

## LIVING ROOM

16' 5" x 14' 9" (5.01m x 4.50m)  
Double glazed uPVC bay windows to rear, with lovely river views. Carpeted flooring. TV Aerial point. Large wall mounted radiator.

## KITCHEN

9' 10" x 8' 3" (3.02m x 2.53m)  
Double glazed uPVC windows to front. Vinyl flooring. Part tiled walls. Fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring gas hob, with extractor hood over. Space for fridge/freezer. Wall mounted radiator.

## SECOND FLOOR LANDING

Double glazed uPVC sky light. Carpeted flooring. Three storage cupboards, one housing recently serviced Combi boiler. Access to insulated loft. Doors leading to master bedroom, bedroom two and bathroom.

## MASTER BEDROOM

14' 9" x 8' 5" (4.50m x 2.58m)  
Double glazed uPVC windows to rear, with lovely river views. Carpeted flooring. Fitted wardrobes and storage cupboards. TV Aerial point. Wall mounted radiator.

## BEDROOM TWO

9' 10" x 8' 3" (3.02m x 2.53m)  
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. TV Aerial point. Wall mounted radiator.

## BATHROOM

Tiled flooring. Part tiled walls. Vanity enclosed wash hand basin. W.C. Panelled bath, with shower over and glass shower screen. Wall mounted mirror and vanity units. Extractor fan.

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### REAR GARDEN

Low maintenance rear garden, with brick and fence surround. Laid to lawn, with paved seating area. Accessed from the utility room.

### GARAGE

17' 1" x 8' 3" (5.21m x 2.53m)  
Garage and paved driveway, with space for one car.

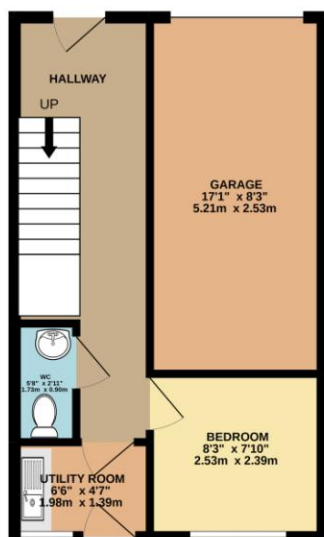
### TENURE

MGY are advised that the property is freehold.

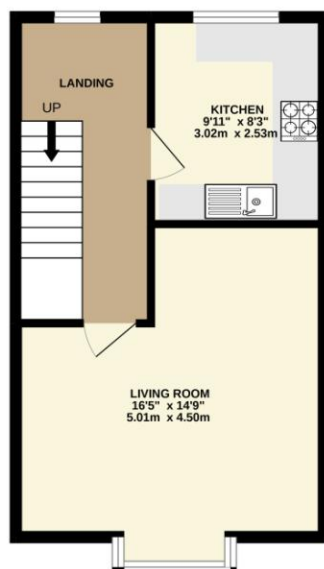


# FLOORPLANS

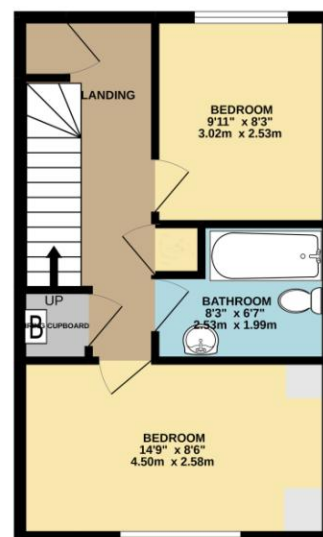
GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

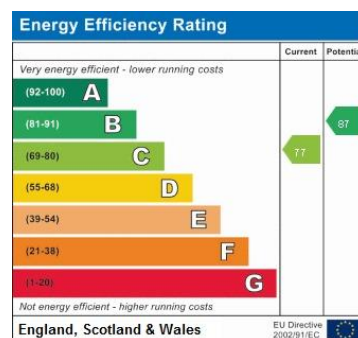


2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.4 sq.m.) approx.

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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