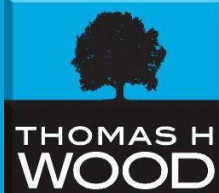




24 Merlin Close

Thornhill, Cardiff, CF14 9AW



Asking Price Of £320,000

3 Bedrooms





A delightful 3 bed semi-detached home situated on this quiet cul de sac in Thomhill. Tucked away on Merlin Close and benefiting from a conservatory, modern kitchen, generous rear garden with raised deck area, pergola and pond. The property briefly compromises entrance hallway, ground floor cloakroom, lounge, conservatory and kitchen diner. To the first floor there are three bedrooms and a family bathroom, airing cupboard housing Worcester combination boiler and access to the loft. There is off road parking and a single garage with power and access to the garden. The property is to be sold with no onward chain.

### **WC**

2' 10" x 5' 11" (0.87m x 1.81m) Low-level WC, wall mounted wash handbasin and chrome taps, tiled splashback, radiator, obscure glazed window to front aspect and lino flooring.

### **KITCHEN BREAKFAST ROOM**

16' 5" x 8' 6" (5.01m x 2.60m) A range of wall and base units and contrasting worktops over. Stainless steel one bowl sink with chrome taps. Space and plumbing for washing machine and tumble dryer, integrated dishwasher, electric oven and grill, 4 Ring gas hob with extractor over. Vertical radiator with TRV and French doors to the garden.

### **LOUNGE**

10' 9" x 15' 7" (3.30m x 4.77m) Carpeted floors, papered walls, smooth ceiling with coving, floor to ceiling window to front elevation with fitted blind. French doors with fitted blinds to conservatory, radiator with TRV.

### **CONSERVATORY**

10' 1" x 11' 1" (3.08m x 3.39m) Bright and spacious conservatory overlooking the delightful rear gardens. French doors lead to the gravelled patio area and single garage.



## LANDING

via carpeted staircase with papered walls, doors to all rooms and airing cupboard housing Worcester combination boiler with shelving. Loft access.

## BEDROOM ONE

8' 2" x 14' 11" (2.49m x 4.55m) Carpeted floors, painted walls, smooth ceiling with coving, chrome spotlights, ceiling mounted fan, UPVC window to rear aspect and radiator panel.

## BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m) max with carpeted floors, painted and papered walls, textured ceiling with coving. Fitted mirrored wardrobes along one side with a range of hanging in shelving solutions. UPVC window to rear aspect, radiator panel with TRV.

## BEDROOM THREE

7' 4" x 8' 7" (2.24m x 2.62m) Carpeted floors, painted and papered walls and smooth ceiling with coving. UPVC window to rear aspect, radiator panel with TRV.

## FAMILY BATHROOM

6' 7" x 5' 11" (2.01m x 1.81m) Low-level WC, pedestal wash handbasin with chrome taps, bath with wooden bath panel and Triton electric shower over. Partially tiled walls, lino flooring and radiator with TRV.

## OUTSIDE

Front

Off road parking and single garage with up and over door.

Rear

A larger than average rear garden with mature plants, trees and shrubs. Raised deck area with pergola overlooking picturesque pond. Raised borders, timber perimeter fencing and rear access to the garage.

## TENURE

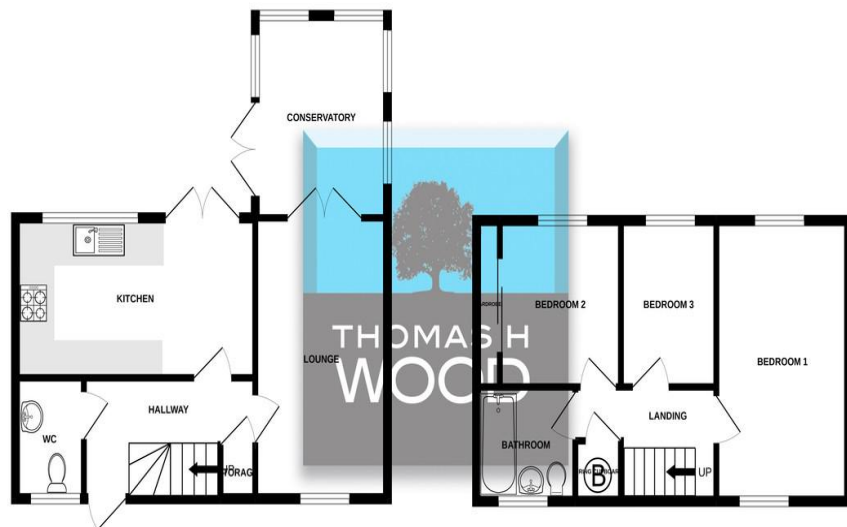
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX** Band E



GROUND FLOOR  
43.3 sq.m. (466 sq.ft.) approx.

1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



3 BED SEMI

TOTAL FLOOR AREA : 77.8 sq.m. (838 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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