

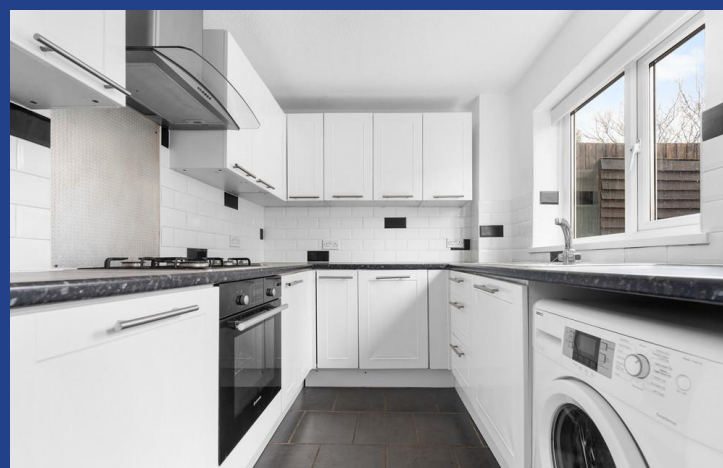
# 13 Heol Y Cadno, Thornhill, Cardiff, CF14 9EW



Estate Agents and  
Chartered Surveyors

Offers in excess of

**£220,000**



Mid Terraced House

2

1

1

1

# Property Description

A two bedroom mid link property in the Thornhill area of Cardiff. The accommodation comprises, hallway, lounge, kitchen, two bedrooms and bathroom. An enclosed rear garden and off road parking to the front of the property with further parking to the right hand side. \*\* NO CHAIN. IDEAL FOR FIRST TIME BUYERS AND INVESTORS \*\*

Tenure Freehold

Council Tax Band D

Floor Area Approx 613 sq.ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

This property is located in the popular Thornhill area in the North of Cardiff 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.

## ENTRANCE HALL

Enter into hallway via Upvc front door. Smooth walls, textured ceiling, central light pendant and tiled flooring to finish. Carpeted stairs leading to first floor.

## LOUNGE

12' 10" maximum x 15' 3" (3.93m x 4.66m)  
Smooth walls with textured ceiling with two light pendants finished with wooden flooring. Upvc double glazed window to front. Door leading to kitchen.

## KITCHEN

12' 9" x 8' 10" (3.91m x 2.7m)  
Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built oven, gas hob with cooker over. Space for washing machine and

free standing fridge/freezer. Fitted breakfast bar with space for stool. Boiler wall mounted to external wall . Upvc double glazed window to rear and Upvc double glazed door leading to rear garden.

## LANDING

Smooth walls and textured ceiling with a central light pendant and finished with carpeted flooring. Doors leading be to all first floor rooms. Hatch leading to loft storage.

## BEDROOM ONE

10' 9" x 12' 11" (3.28m x 3.94m)  
Smooth walls with textured ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

## BEDROOM TWO

11' 9" x 6' 2" (3.60m x 1.90m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

## BATHROOM

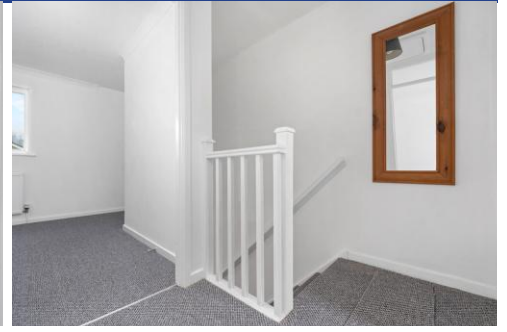
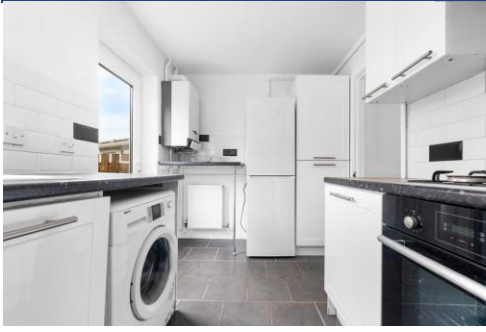
Fitted with a modern three piece suite comprising bath with shower over and finished glass shower screen, WC and wash hand basin. Tiled splash back with tiled flooring. Smooth walls, textured ceiling and finished with a central light pendant. Upvc double glazed obscure window to rear.

## OUTSIDE

Front- Parking for one car to the front via a drive leading to front door.

Rear- An enclosed garden can be found to the rear comprising of patio with stone chipping's with a fence surround. A range of plants and trees provide ample privacy. Garden shed to the rear is to remain.

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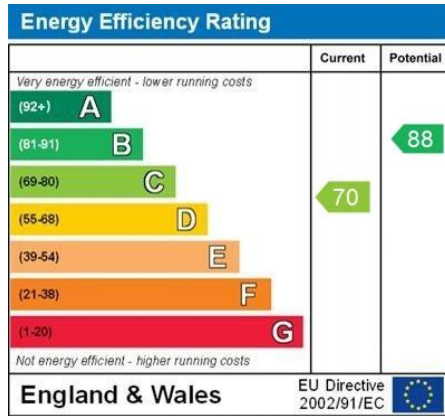
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GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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