

# 16 Charlock Close, Thornhill, Cardiff, CF14 9FF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£599,950**



Detached House

4

2

3

2

# Property Description

MGY are delighted to offer for sale this superb detached house in the much sought after parklands estate. The accommodation which has been extended substantially by the present owners comprises entrance hall, office/ playroom, lounge, dining area with door to utility and downstairs w.c and opening to an impressive kitchen/ family area. On the first floor there are 4 bedrooms, ensuite to the master bedroom and a family bathroom. Ample off road parking to front for several vehicles, lovely rear garden. Alarm system. Viewing highly recommended.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

This delightful property is situated in Thornhill, North Cardiff. Thornhill area has supermarket with pharmacy and café also doctors surgery, post office and church centre with nursery & coffee shop. Thornhill primary school is well regarded. Regular bus and train transport links to the city centre,

## ENTRANCE HALL

Entered via double glazed door with obscured glazed panels. Coved ceiling. Oak strip flooring. Radiator. Stairs to first floor with understairs storage cupboard.

## OFFICE/ PLAYROOM

14' 2" x 9' 2" (4.32m x 2.80m)  
uPVC double glazed window to front. Coved ceiling. Wired for 2 wall lights. Vanity unit with inset wash hand basin and tiled splashback.

## LOUNGE

15' 3" x 11' 2" (4.67m x 3.41m)  
uPVC double glazed box bay window to front. Coved ceiling. Feature fireplace with marble hearth and inset coal effect gas fire. Radiator. Inset glass fish tank. 2 radiators.

## DINING AREA

21' 7" x 9' 0" (6.6m x 2.75m)

Downlighters to ceiling. Ceramic tiled floor. 2 cast iron wall mounted radiators. Opening to kitchen. Door to utility Room and downstairs cloakroom.

## KITCHEN AREA

26' 11" x 12' 1" (8.22m x 3.69m)  
uPVC double glazed bi-folding doors to rear garden. uPVC double glazed window to rear. uPVC obscured double glazed door with obscured glazed panels to side garden. Velux windows to ceiling with downlighters. Ceramic tiled floor. Range of fitted coloured Oak kitchen units Granite work surfaces and tiled splashbacks incorporating inset stainless steel sink unit with mixer tap and Granite drainer. Built in electric ovens. Central island with granite work surface, Inset 5 ring gas hob and stainless steel extractor fan to ceiling. Built in wine cooler. Integrated dishwasher. Space for American style fridge/ freezer.

## UTILITY ROOM

9' 8" x 5' 2" (2.96m x 1.58m)  
uPVC obscured double glazed window to side. Downlighters to ceiling. Ceramic tiled floor. Work surface with under counter recess for fridge/ tumble dryer. Plumbing for washing machine. Wall mounted boiler. Shelving to one wall. Radiator.

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## DOWNSTAIRS CLOAKROOM/ W.C

Downlighters to ceiling. Extractor fan. Ceramic tiled floor. 2 piece suite comprising low level w.c, pedestal wash hand basin with tiled splashback. Radiator.

## FIRST FLOOR

### STAIRS & LANDING

Access to loft space. Airing cupboard with shelving and housing hot water tank. Door to:-

### BEDROOM ONE

15' 11" x 10' 10" to bed recess (4.86m x 3.31m) uPVC double glazed window to front. Range of fitted bedroom furniture with hanging and shelving and wall mounted cupboards over bed recess. Dressing table. Radiator. Door to:-

### ENSUITE

uPVC obscured double glazed window to front. Extractor fan to ceiling. Ceramic tiled floor and walls. Fitted bathroom furniture with inset wash hand basin, wall hung w.c, walk in corner shower cubicle. Heated towel rail. Shaver point. Wall mounted mirror.

### BEDROOM TWO

16' 8" x 9' 5" (5.09m x 2.88m) uPVC double glazed window to front. Dressing table with lower level drawer units below. Mirror fronted fitted wardrobe with hanging and shelving. Radiator.

### BEDROOM THREE

10' 10" into bed recess x 9' 7" (3.32m x 2.94m) uPVC double glazed window to rear. Fitted bedroom furniture. Radiator.

### BEDROOM FOUR

9' 4" x 9' 4" (2.87m x 2.86m) uPVC double glazed window to rear. Radiator.

### BATHROOM

uPVC obscured double glazed window to rear. Ceramic tiled floor. Part tiled walls. 3 piece suite comprising panelled bath with rainflow shower over and glass shower screen, wall hung w.c, pedestal

wash hand basin with tiled splashback. Heated towel rail.

## OUTSIDE

FRONT- Block paved driveway with parking for four cars. Outside light. Semi circular decorative stone area. Gas meter.

REAR- Enclosed by wooden fencing. Block paved areas. Laid to lawn with mature shrub and flower borders. Outside lighting.

SIDE- Access to front via wooden gate. Door to storage cupboard measuring 1.15m x 1.07m. Wooden bike store.

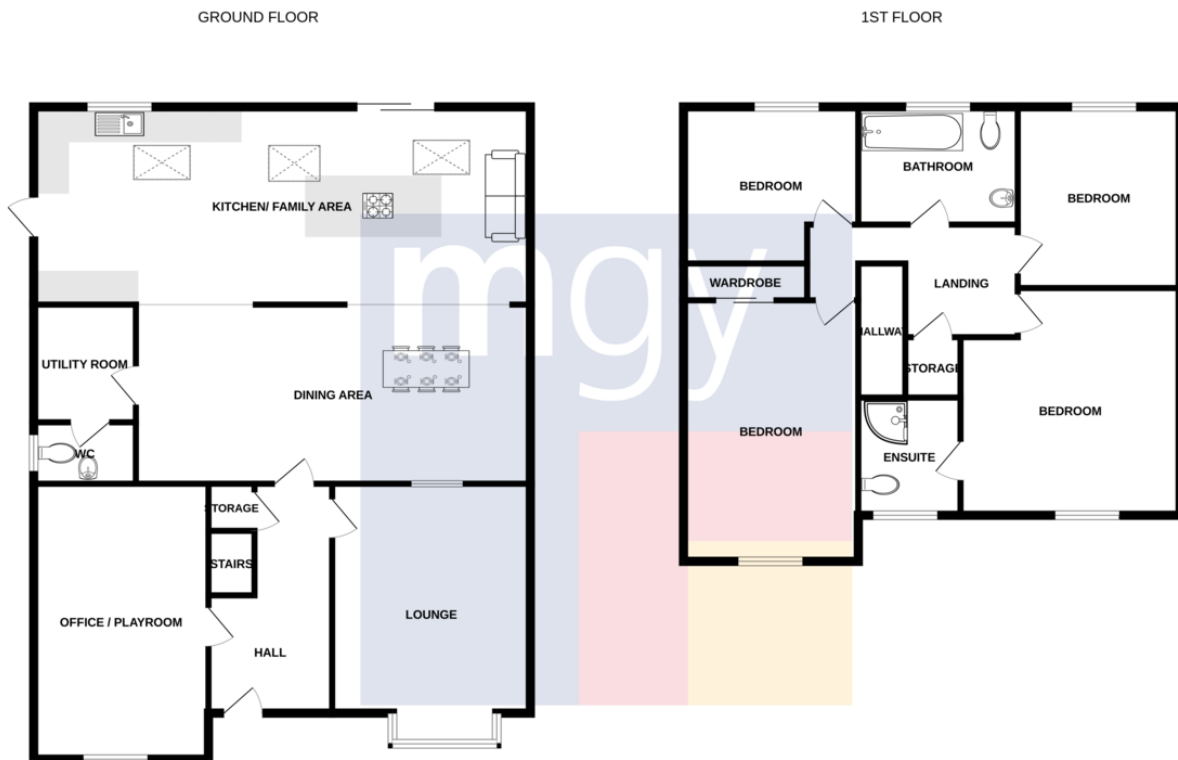
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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