

3 Spring Grove,

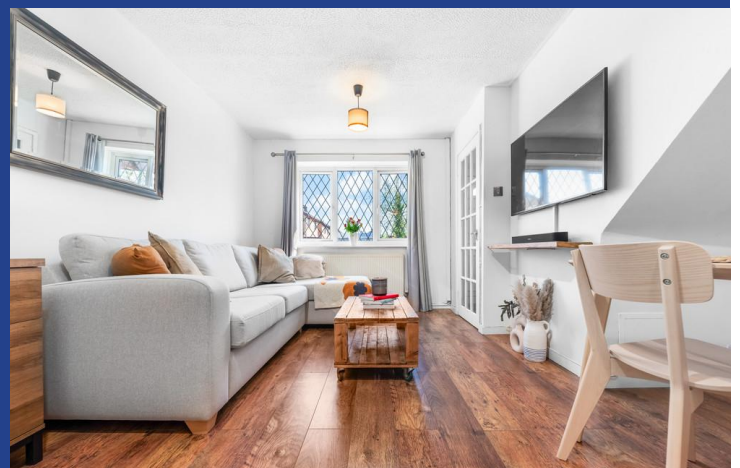
Thornhill, Cardiff, CF14 9DL



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



End Terraced House



Property Description

****Ideal purchase for first time buyer**** This very well presented two bedroom end of terrace property is a **MUST SEE**. The home has been beautifully upgraded, modernised and refurbished making the home completely move in ready. The property sits itself on a quiet cul de sac with plenty of greenery surrounding the front and side of the home, with two allocated parking spaces to the side. Internally the property accommodation briefly comprise; entrance hall, lounge/dining room and kitchen all to the ground floor. To the first floor you will find two bedrooms and a family bathroom complete with three piece bathroom suite.

Outside the property offers an enclosed rear garden offering a combination of paving with a garden laid to lawn and secure fence surround.

Tenure Freehold

Council Tax Band D

Floor Area Approx 581 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 HALLWAY

Entered via upvc double glazed door with obscure glazed arch panel. Laminate wood effect flooring. Stairs rising to first floor. Glazed door to :-

LOUNGE/ DINING ROOM

15' 4" x 13' 3" maximum (4.69m x 4.05m)
Upvc leaded glazed window to front. Textured ceiling. Laminate wood effect flooring. Two central heating radiators.

KITCHEN

12' 11" x 7' 1" (3.94m x 2.16m)
A newly fitted modern kitchen. Upvc leaded double glazed window to rear. Upvc double glazed door with leaded panel leading to rear garden. Laminate wood effect flooring. Range of fitted white gloss kitchen units with work

surface and tiled splash backs incorporating large ceramic sink unit with mixer tap. Built in electric oven with inset induction hob with extractor fan over. Plumbing for washing machine and room for fridge freezer. Cupboard housing combi gas central heating boiler

FIRST FLOOR

Upvc obscure double-glazed window to side. Access to loft space. Door to storage cupboard with shelving.

BEDROOM ONE

10' 9" x 10' 6" maximum (3.28m x 3.22m)
Upvc double glazed leaded window to front. Panelling to one wall. Built in wardrobes with hanging and shelving. Radiator.

BEDROOM TWO

10' 0" to wardrobe front x 6' 3" (3.05m x 1.91m)
Upvc double glazed leaded window to rear. Textured ceiling. Built in wardrobes. Radiator.

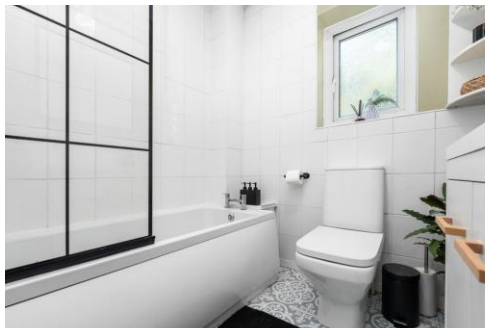
BATHROOM

Upvc obscure double glazed window to rear. Textured ceiling. Part tiled walls. Decorative tiled flooring. Three piece suites comprising vanity unit with inset wash hand basin, wc and panelled bath with rain flow shower head over and hand held shower attachment to mixer tap. Radiator.

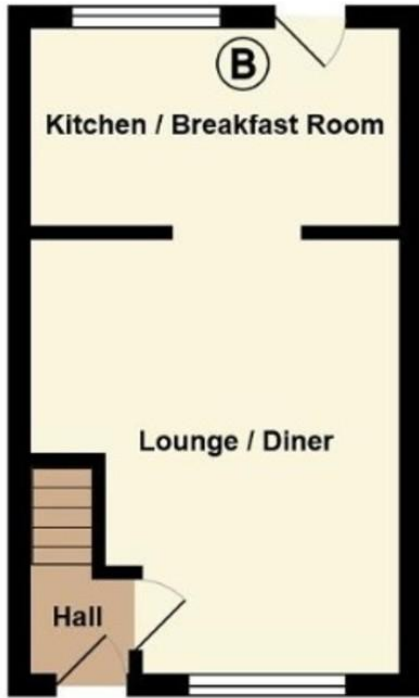
OUTSIDE

REAR GARDEN - Enclosed by wooden fence with access to side via wooden gate. Paved patio area and laid to lawn. Security light. Outside tap. 2 Parking spaces.

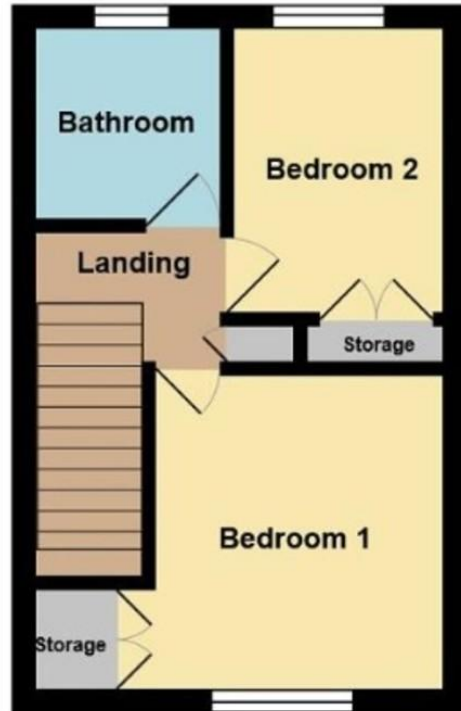
3 Spring Grove,
Thornhill, Cardiff, CF14 9DL



3 Spring Grove, Thornhill, Cardiff, CF14 9DL



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.