



4 MERLIN CLOSE
THORNHILL
CARDIFF CF14 9AW

ASKING PRICE OF
£310,000



SEMI DETACHED HOUSE



3



1



1



2

Excellent well presented and deceptively spacious 3 Bedroom modern semi detached property situated in a secluded cul-de-sac within close proximity to local supermarkets and Llanishen Village. Easy access to M4 connection and bus routes to Cardiff City Centre .The property is located in a sought after location with accommodation briefly comprising entrance porch , entrance hall, lounge , fitted kitchen open to family room , 3 Bedrooms and bathroom Single garage , landscaped gardens front & rear. The property benefits from 3.24kw PV Solar Panels for economical living.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 998 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

PORCH

Upvc double glazed front door with double glazed panels, Ceramic tiled floor. Outside light.

ENTRANCE HALL

Grey Composite front door with 4 glazed panels, central heating radiator, fitted carpet, textured ceiling, electric PowerPoint

LOUNGE

14' 9" x 11' 8" max (4.51m x 3.57m)
UPVC double glazed window to the front with central heating radiator, fitted carpet, electric power points,

DINING ROOM

15' 1" x 8' 5" (4.61m x 2.57m)
Double glazed Window to the rear central heating radiator, electric power points, texture to the ceiling.

KITCHEN

14' 11" x 8' 5" (4.57m x 2.59m)
Fitted with a quality range of High Gloss Silver Grey with stainless steel trim, round edge Formica work surfaces, Four ring gas hob, ceramic tiled surrounds, Wall mounted cupboard housing Gas Boiler for domestic hot water and central heating .One and a half bowl steel sink unit with a single drainer and mixer tap, UPVC double glazed French Doors to rear garden, Fisher & Paykey double oven , integrated dishwasher & fridge freezer,, contempory Floor Covering .

FIRST FLOOR

STAIRS & LANDING

Access to insulated and boarded attic space, electric Power Point, airing cupboard . Upvc double glazed window to the side.

BEDROOM ONE

11' 9" x 8' 8" (3.59m x 2.66m)
UPVC double glazed window to the front, electric power points,, Bank of Wardrobes to remain. central heating radiator

BEDROOM TWO

11' 5" max x 8' 8" (3.50m x 2.66m)
UPVC double glaze window to the rear, central heating radiator , Fitted carpet, electric power points, texture to the ceiling.

BEDROOM THREE

8' 8" x 5' 11" (2.66m x 1.81m)
UPVC double glaze window to the front, central heating radiator, fitted carpet.

BATHROOM

Fitted with a white suite with panelled bath with fitted shower attachment, Heated Towel Rail Glazed shower panel , pedestal wash hand basin, low level WC, UPVC Obscure double glazed window to the rear, mosaic ceramic tiled walls.

OUTSIDE

Situated on a good size seduded plot, The front of the property is well landscaped with mature shrubs and lawn area, Driveway leading to Single garage with up and over doors window to the rear.

Side entrance via arched wooden door to :
Rear Garden:

Well established mature garden, with large paved patio, well in closed and private with timber framed fencing, paved path leading to lawn area mature lawns and shrubs .



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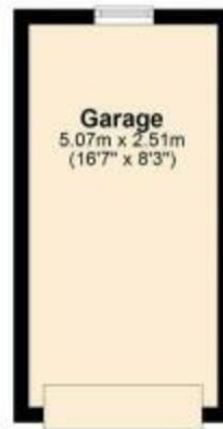
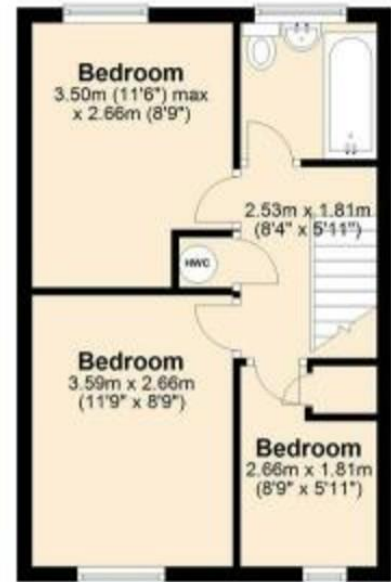
Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 92.8 sq. metres (998.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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