

WRIGHTS.



34 Huntsmead Close, Thornhill

Cardiff

Guide Price £250,000



34 Huntsmead Close

Thornhill, Cardiff

Well-presented 2-bed home in popular Thornhill. Lounge/diner, conservatory, modern kitchen, stylish bathroom, off-street parking and a secure, leafy garden backing onto protected woodland.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two-bedroom mid-terrace home in quiet Thornhill cul-de-sac
- Generous lounge/diner with sliding doors to conservatory
- Updated kitchen and modern family bathroom
- Private garden backing onto protected woodland
- Off-street parking directly in front of the property
- Walking distance to local shops, schools and transport links



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Hallway

A welcoming entrance hall with access to the kitchen, lounge/diner, and downstairs WC. Includes practical laminate flooring and stairs to the first floor.

WC

Convenient downstairs WC. Includes a low-level WC, wall-mounted basin, tiled splashback, and obscured window.

Kitchen

8' 10" x 6' 3" (2.70m x 1.90m)

A compact but practical kitchen located at the front of the house. Fitted with cream shaker-style units, dark countertops, metro tile splashbacks, and space for undercounter appliances. Includes a stainless steel extractor and inset sink beneath a front-facing window.

Living/ Dining Room

13' 5" x 12' 6" (4.10m x 3.80m)

A spacious, dual-purpose living and dining area with plenty of room for a sofa suite and dining table. Features wood-effect flooring, neutral décor, and a large window plus sliding doors that lead into the conservatory, giving the space a bright, open feel.

Conservatory

9' 10" x 9' 2" (3.00m x 2.80m)

A full-width uPVC conservatory to the rear, currently used as a playroom. Offers excellent versatility, perfect as a home office, second sitting area, or garden room. French doors open out to the rear patio and garden beyond.

Landing

Central landing area connecting both bedrooms and the bathroom. Includes a built-in airing cupboard and access to the loft hatch.

Master Bedroom

13' 5" x 9' 6" (4.10m x 2.90m)

A generous main bedroom with space for a king-size bed, wardrobes and drawers. Front-facing window, built-in storage and a clean, modern feel throughout.



REAR GARDEN

A leafy, east-facing garden backing onto protected woodland, offering a peaceful and green backdrop. It features a paved patio for seating, a level lawn, mature planting, and secure fencing throughout. There is also a timber shed for storage and direct access from the conservatory, making it ideal for relaxing or entertaining outdoors.

DRIVEWAY

1 Parking Space

1 off-street parking space to the front of the property with a paved driveway, comfortably accommodating one vehicle. Positioned directly outside the home for easy access.







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