



**1 FAIRACRE CLOSE**  
THORNHILL  
CARDIFF CF14 9HR

GUIDE PRICE

**£325,000**



**END TERRACED HOUSE**



**3**



**1**



**1**



**1**

\*NO CHAIN\* MGY are pleased to offer this lovely 3 bedroom semi detached house in the quiet popular area of Thornhill. Close to bus routes, supermarket, school and local amenities. The property comprises of an entrance hallway, lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, front and rear garden and a driveway. EPC C rating.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 688 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### LOCATION

Located in the quiet area of Thornhill, close to local amenities, school and bus routes.

#### ENTRANCE HALL

Entry via uPVC double glazing door with arched obscure glazed panel. Laminate wood effect flooring. Cloak hanging cupboard. Central heating radiator. Door to Lounge.

#### LOUNGE

15' 8" x 11' 4" (4.80m x 3.47m)  
uPVC double glazed windows to front. Laminate wood effect flooring. Central heating radiator.

#### KITCHEN/DINER

16' 0" x 11' 10" (4.89m x 3.62m)  
uPVC Double glazed windows to rear. Double glazed sliding doors to conservatory. Kitchen area. Range of fitted black and white units with round edge work surfaces and tiled splashbacks. Incorporated one and a half ceramic sink unit with mixer tap. Built in electric oven with inset gas hob. Plumbing for washing machine. Recess for fridge-freezer. Central heating radiator.

#### CONSERVATORY

8' 8" x 7' 3" (2.65m x 2.22m)  
Fully double glazed with patio doors leading to rear garden. Laminate wood effect flooring.

#### FIRST FLOOR

##### LANDING

Landing area. uPVC Double glazing window to side. Access to loft space. Door to Bedroom one

#### BEDROOM ONE

9' 6" x 9' 0" (2.92m x 2.76m)  
uPVC Double glazed window to rear/ Central heated radiator. Fitted wardrobes with hanging and shelving.

#### BEDROOM TWO

10' 2" x 7' 8" (3.12m x 2.36m)  
uPVC double glazed window to front. Central heated radiator. Cupboard housing hot water tank.

#### BEDROOM THREE

7' 7" x 6' 11" (2.33m x 2.11m)  
uPVC double glazed box bay window to front. Central heated radiator.

#### BATHROOM

uPVC obscure double glazed window to rear. Part tiled walls. Three piece suite comprising pedestal wash hand basin. Low level w.c. Panelled bath with shower over. Central heated radiator. Shaver point.

#### OUTSIDE

FRONT GARDEN. Pathway to front door. Hedge laid to lawn. Gravelled area. SIDE. Off road parking. Small lawned area. REAR GARDEN. Enclosed with wooden fencing. Laid to lawn with shrub and flower borders. Wooden gate to side. Aluminium storage shed.



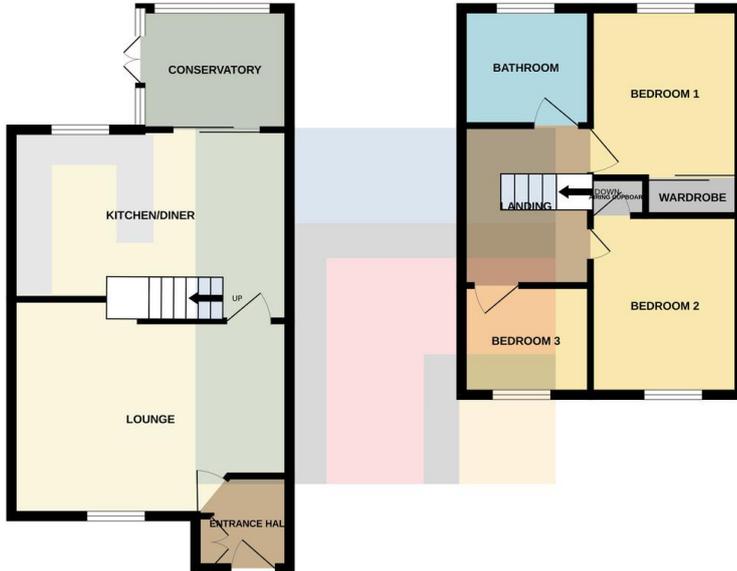
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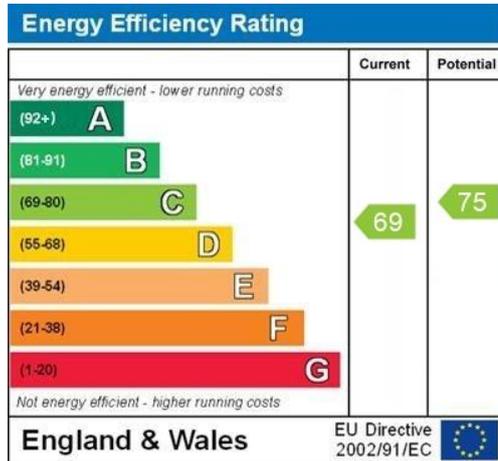
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GROUND FLOOR

1ST FLOOR



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Made with floorplan 12025



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