

**FOR SALE**

£395,000 Freehold



# 34 Avonridge, Thornhill, Cardiff. CF14 9AU

- DETACHED
- SOUTHEAST-FACING REAR GARDEN
- GUEST WC
- DRIVEWAY
- THORNHILL PARK NEARBY
- 3 BEDROOMS
- SINGLE GARAGE with POWER & LIGHT
- PEDESTRIAN WALKWAY TO OPEN GREEN SPACE
- CLOSE TO SHOPS, AMENITIES & PUBLIC TRANSPORT



## PROPERTY DESCRIPTION

Offering the perfect blend of comfort and convenience, this charming three-bedroom detached house is nestled in the highly desirable Thornhill area. Boasting a spacious reception room, a modern bathroom, and a handy guest WC, this property is ideal for families and professionals seeking a home in a peaceful location. The southeast-facing rear garden invites plenty of natural light, perfect for relaxing or entertaining throughout the year.

During their ownership, the vendors of this lovely family home have completed a full rewire with new RCD Consumer Unit, installation of a new central heating system with new combi boiler, and replastering of the majority of the internal walls (excluding kitchen and bathroom) providing smooth walls and ceilings.

Step inside to discover a modern, welcoming living space filled with natural light. The well-proportioned reception room provides an excellent area for both relaxing evenings and social gatherings. The accommodation includes three well-sized bedrooms that provide flexibility for family living, home office, or hobby spaces. The family bathroom and additional guest WC offer practicality and convenience for everyday living and hosting guests alike.

Externally, this detached home enjoys a single garage complete with power and lighting, ideal for secure parking or use as a workshop. A driveway offers additional off-road parking, a real benefit in this sought-after location. The southeast-facing garden is a particular highlight, providing a sunny outdoor area where you can unwind, garden, or entertain with ease.

Situated close to Thornhill Park and with a pedestrian walkway leading to nearby open green space to the rear of the property, makes this property a fantastic choice for those who appreciate nature and outdoor activities. The nearby shops, local amenities, and excellent public transport links make daily errands effortless and commuting straightforward. Whether you're a growing family, a couple, or looking for a comfortable home in a well-connected community, this property ticks all the boxes.



## ROOM DESCRIPTIONS

### Outside Front

Driveway laid to concrete runs alongside the east elevation of the property leading to a detached garage; there is a front garden laid to stone chippings with mature bushes; footpath laid to concrete leads to front door

### Entrance Hall

9' 6" MAX x 10' 8" MAX (2.90m x 3.25m) Accessed via composite front door with obscured DG vision panels; laminate flooring; radiator; access to storage cupboard (housing RCD Consumer Unit); access to Guest WC; access to Living Room; stairs rise to First Floor (storage area underneath housing gas meter); uPVC obscured DG window to front.

### Guest WC

5' 1" x 2' 9" (1.55m x 0.84m) Laminated flooring; vanity unit housing sink with mixer tap and tiled splash back; WC; ladder-style radiator; uPVC obscured DG window to side

### Living Room

12' 4" x 13' 10" (3.76m x 4.22m) Carpeted; radiator; open plan to Dining Room; uPVC DG sliding patio doors provide access to Rear Garden; open plan to Dining Room

### Dining Room

9' 3" x 10' 3" (2.82m x 3.12m) Carpeted; radiator; uPVC DG sliding patio door provides access to the Sunroom/Conservatory; open plan to Kitchen

### Kitchen

8' 10" x 10' 3" (2.69m x 3.12m) Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated 4-ring gas hob with Hygena extractor hood over; integrated NEFF electric fan-assisted oven and separate grill; space and plumbing for washing machine; space and plumbing for dishwasher; space for free-standing fridge-freezer; uPVC DG window to front; uPVC door with obscured DG panel provides side access

### Sunroom

13' 0" x 6' 4" (3.96m x 1.93m) Accessed via Dining Room; tiled flooring; uPVC construction with door providing access to Rear Garden

### First Floor Landing

6' 3" MAX x 10' 3" MAX (1.91m x 3.12m) Carpeted; access to all Bedrooms and Family Bathroom; storage cupboard housing gas central heating boiler; access hatch to loft; uPVC obscured DG window to front

### Bedroom 1

13' 0" x 10' 4" (3.96m x 3.15m) Carpeted; radiator; uPVC DG window to rear

### Bedroom 2

11' 3" x 10' 9" (3.43m x 3.28m) Carpeted; radiator; uPVC DG window to rear

### Bedroom 3

7' 11" x 7' 9" (2.41m x 2.36m) Carpeted; radiator; uPVC DG window to front

### Family Bathroom

7' 5" x 5' 7" (2.26m x 1.70m) Vinyl flooring; fully tiled walls; radiator; pedestal wash hand basin with separate hot and cold water taps; WC; panelled bath with mixer tap and shower attachment; glazed shower screen; electric shaver socket; uPVC obscured DG window to front

### Rear Garden

### Detached Single Garage

9' 0" x 17' 11" (2.74m x 5.46m) Accessed either via manually operated up and over garage door or timber pedestrian side door; concrete flooring; power and light (with external sockets and lighting); recently fitted new roof



## MATERIAL INFORMATION

**Council Tax:** Band F

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (60)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

### Mobile Signal

Please see Ofcom coverage checkers

### Construction Type

Standard



