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**MR HOMES**  
SALES & LETTINGS



Cherry Down Close  
Thornhill, Cardiff  
CF14 9DJ

Offers in Excess of £390,000

Freehold

# Cherry Down Close, Thornhill. Cardiff. CF14 9DJ

## Overview

- 3-BED LINK-DETACHED RESIDENCE
- 2x RECEPTION ROOMS
- KITCHEN/DINER
- LAUNDRY/UTILITY ROOM
- DOWNSTAIRS W.C
- SOUTH FACING PRIVATE REAR GARDEN
- LARGE FRONT GARDEN
- PRIVATE DRIVEWAY
- uPVC D/G & GAS C/H
- FREEHOLD



\*\*\* Offers in Excess of £390,000 \*\*\*

### NO CHIAN

3-BED LINK-DETACHED SPACIOUS & MODERN FAMILY RESIDENCE - LOCATED IN A QUIET CUL-DE-SAC OF THE EVER POPULAR AREA OF THORNHILL - A SOUTH FACING & VERY PRIVATE REAR GARDEN - 2x SEPARATE RECEPTION ROOMS - RE-FITTED KITCHEN/DINER - LAUNDRY/UTILITY ROOM - CLOAKROOM/W.C - MODERN BATHROOM SUITE - PRIVATE DRIVEWAY - FREEHOLD



**MR HOMES** Offer FOR SALE this 3-Bedroom Link-Detached Family Home, briefly comprising of; Entrance Hall, Lounge, 2nd Reception/ Sitting Room(converted from garage), Kitchen/Diner, Laundry/Utility Room, Cloakroom/Downstairs W.c, 1st Floor Landing with Access to Insulated & Partially Boarded Loft, Bedrooms 1, 2, 3 & a Modern Family Bathroom Suite.

The Front Garden is Laid to Lawn, The South Facing Rear Garden is Very Private & Enclosed. Off-Road Private Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating.

**EPC Rating = D. Council Tax Band = E.**

To submit your Offer, please head to [www.mr-homes.co.uk/make-an-offer](http://www.mr-homes.co.uk/make-an-offer)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**

**PLEASE NOTE- Viewings by Appointment Only...**



### Entrance Hallway

8' 1" x 4' 6" (2.46m x 1.37m)

Welcomed via uPVC Double Glazed front door into the Hallway with stairs to the first floor. Access to the Living room and 2nd Reception/ Sitting Room. Carpet with double Radiator. Housing the Fuse Box.

### Living Room

14' 10" x 11' 5" (4.52m x 3.48m)

Cosy, carpeted living room offer light from the front window. Double Radiator. Fire place

### 2nd Reception/ Sitting Room

15' 11" x 8' 0" (4.85m x 2.44m)

Fitted Carpet, uPVC D/g window to front, Single radiator. Door to Utility Room.

### Kitchen/Diner - Re-Fitted

14' 9" x 10' 2" (4.49m x 3.10m)

Laminate flooring, Matching wall & base units with work surfaces over & tiled splashbacks, Integrated dishwasher & fridge-freezer, 4x ring gas hob with extractor hood over, Fan assisted electric oven, Stainless steel sink, quarter bowl & drainer with mixer tap over, Single radiator, uPVC D/g window to rear, Double French Patio doors to rear garden, Double doors to understairs storage cupboard, Wall mounted Central heating boiler. Door to Utility Room.

### Laundry/ Utility Room

10' 5" x 7' 3" (3.17m x 2.21m)

Laminate flooring, Matching wall & base units with work surfaces over & tiled splashbacks, plumbed for washing machine & space for tumble-dryer, Stainless steel sink & drainer with mixer tap over, uPVC D/g window & uPVC half-glazed D/g door to rear garden. Doors to Cloakroom/W.c & 2nd Reception/ Sitting Room.

### Cloakroom/ Downstairs W.c

3' 10" x 3' 4" (1.17m x 1.02m)

Laminate flooring, close-coupled w.c, pedestal wash hand basin, chrome ladder/towel radiator, ceiling mounted electric extractor fan.

### Landing

10' 7" x 5' 9" (3.22m x 1.75m)

Fitted carpet, Hatch to Attic. Doors to Bedrooms 1, 2, 3, Family Bathroom & Airing Cupboard.

### Bedroom 1

14' 3" x 8' 5" (4.34m x 2.56m)

Fitted carpet, uPVC window to front, single panel radiator, fitted wardrobes.

### Bedroom 2

11' 2" x 8' 3" (3.40m x 2.51m)

Fitted carpet, uPVC D/g window to rear, single panel radiator.

### Bedroom 3

9' 2" x 6' 5" (2.79m x 1.95m)

Fitted carpet, uPVC D/g window to front, single panel radiator.

### Family Bathroom - Re-Fitted

6' 5" x 5' 7" (1.95m x 1.70m)

Tiled flooring, P-shaped panel bath with mixer tap, mixer shower over & curved glass shower screen, wash hand basin with mixer tap & vanity cupboard, close-coupled W.c, uPVC obscured D/g window to rear, fully tiled walls, ceiling mounted electric extractor fan, inset spotlights to ceiling.

### Attic - Insulated - Partially Boarded - Loft Light

### Front Garden - Laid Lawn - Lockable Side Gate Access to Rear Garden

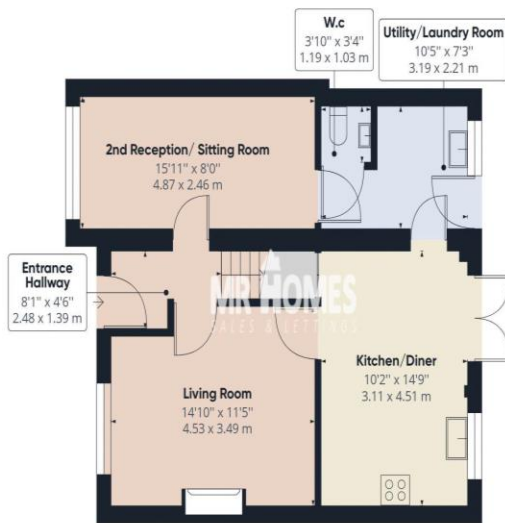
### Private Rear Garden - Enclosed - SOUTH FACING

Patio to Laid Lawn via 2x Sleeper Steps, Outside tap, Mature bushes giving Privacy.

### Private Driveway to Front



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

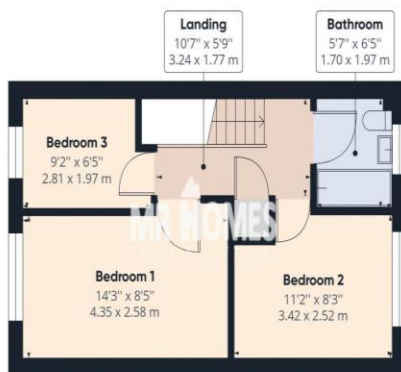


Floor 0

Approximate total area<sup>(1)</sup>

936.72 ft<sup>2</sup>

87.02 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF & THE VALE

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