



5 Reigate Close

Thornhill, Cardiff, CF14 9EE

Offers Over £270,000

HARRIS & BIRT



Situated on this quiet cul de sac in Thornhill, is this well presented mid-terrace house which is perfect for first time buyers and families. This stylish abode offers open living room / dining room and a modern kitchen to the ground floor and there are three bedrooms (two double and a single) and contemporary bathroom to the first floor.

Outside are front and rear gardens and off street parking to the right of the property.

Thornhill is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. The area is well-connected to Cardiff city centre, providing easy access to a wealth of cultural and recreational opportunities.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its appealing features and prime location, this mid-terrace house is not to be missed.

Offered for sale with no onward chain.



Accommodation

Ground floor

Hallway 7'1x3'11 (2.16mx1.19m)

Entered via a UPVC, obscure, leaded and double glazed front door, wood effect laminate floor, skirting boards, newly fitted carpet to the stairs leading to the first floor and door leading to;

Living room 12'8x12'11 (3.86mx3.94m)

A continuation of the wood effect laminate flooring from the hallway, skirting boards, coving, UPVC double glazed window to the front aspect. Open to the dining room;

Dining room 8'1x7'10 (2.46mx2.39m)

A continuation of the wood effect laminate flooring from the living room, skirting boards, coving, UPVC double glazed window to the rear aspect. Archway to the kitchen;

Kitchen 8'7x7'11 (2.62mx2.41m)

With wood effect laminate floor, matching wall and base units, roll top work surface, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for a gas cooker with glass splash back and stainless steel extractor hood over, space for fridge freezer, space and plumbing for a washing machine, UPVC double glazed window to the rear aspect, UPVC partial obscure double glazed door to the rear garden.

First floor

Landing 8'11x6'5 (2.72mx1.96m)

With newly fitted carpet, skirting boards, airing cupboard, coving, access hatch to loft space. Doors to;

Bedroom one 12'1x9'4 (3.68mx2.84m)

With newly fitted carpet, skirting boards, coving and UPVC double glazed window to the front aspect.

Bedroom two 9'5x9'4 (2.87mx2.84m)

With newly fitted carpet, skirting boards, coving and UPVC double glazed window to the rear aspect.

Bedroom three 7'10x6'8 (2.39mx2.03m)

With newly fitted carpet, skirting boards, coving and UPVC double glazed window to the front aspect.

Bathroom 6'10x6'4 (2.08mx1.93m)

With wood affect floor, wall panels, coving, UPVC obscure double glazed window to the rear aspect. Three piece suite comprising of a low level wc, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, glass shower screen and electric shower.

Outside

Steps leading to the front door with built in storage cupboard, gravelled garden with side boarders and off street parking to the right of the property.

The rear garden has a patio and lawned area.

Services

Mains water, mains gas, mains electric., mains drainage.

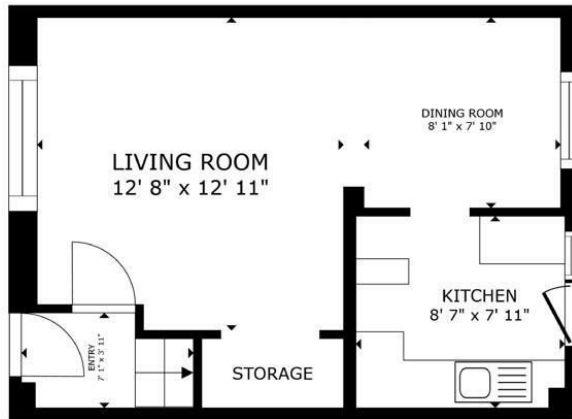
Directions

From our office head north on Caerphilly Road, At the roundabout, take the 3rd exit onto Ty-Glas Rd/B4562, Turn left to stay on Ty-Glas Rd/B4562, At the roundabout, take the 1st exit onto Heol Hir, Turn left onto Excalibur Drive, Turn right onto Heol Hir, Turn left onto Ragnall Close, Continue onto

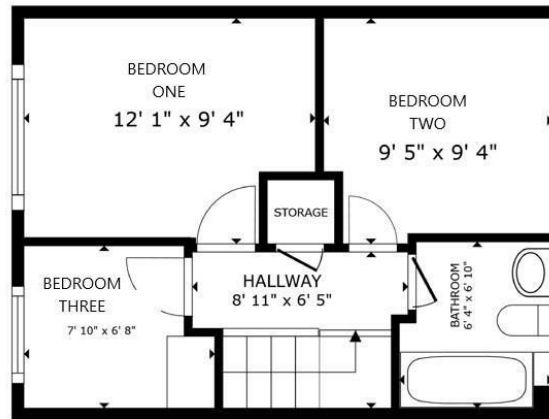
Brookvale Drive, Turn left onto Woodlawn Way, Turn right onto Reigate Close, Destination will be on the right.







FLOOR 1



FLOOR 2



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GROSS INTERNAL AREA
FLOOR 1 351 sq.ft. FLOOR 2 350 sq.ft.
TOTAL : 700 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	88

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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