



47 Thornhill Road

Rhiwbina, Cardiff, CF14 6PE

Asking Price £800,000

HARRIS & BIRT



Situated in this popular area of Rhiwbina is this extended semi-detached house offers a perfect blend of modern living and classic charm. This stylish abode sits in an elevated position and boasts a spacious layout that is ideal for families or those who enjoy entertaining.

With six well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary. There is a ground floor shower room, family bathroom to the first floor with a jacuzzi bath and walk in shower, and an ensuite, ensure that morning routines run smoothly, while the living/dining room, separate family room provide versatile spaces for relaxation and social gatherings.

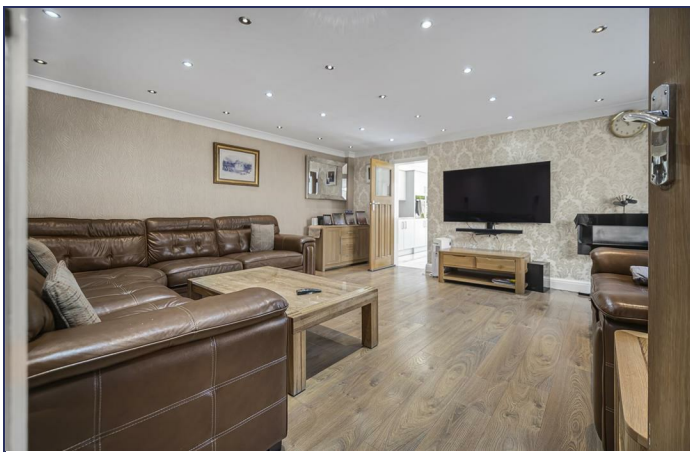
The heart of the home is undoubtedly the contemporary kitchen, which features a central island and bi-folding doors that open up to the garden, creating a seamless connection between indoor and outdoor living. The vaulted ceiling adds a sense of grandeur and light, making this space perfect for both cooking and entertaining.

To the rear of the garden is a separate games/studio room, complete with a log burner, offers a cosy retreat for family fun or working from home space. Additionally, the utility room adds practicality to daily life, making chores more manageable.

Outside, the property benefits from a driveway that accommodates multiple vehicles, providing convenience for residents and guests alike.

The rear garden is westerly facing and landscaped providing a patio space, decked areas and a large lawn area.

The property also benefits from solar panels that are linked to the grid.



Accommodation

Ground Floor

Entrance Porch 7'10 x 6'10 (2.39m x 2.08m)

Entered via a UPVC obscure double glazed front door, wood effect herringbone flooring, skirting boards, UPVC double glazed bow window to the front aspect and a matching window to the side aspect, pendant light fitting. Original wood panelled, stained glass and leaded door with matching side windows and top section to:

Hallway 33'2 x 6'5 (10.11m x 1.96m)

Woodblock herringbone flooring, skirting boards, dado rails, coving, pendant light fitting and inset ceiling spotlights, UPVC double glazed window to the front side aspect, UPVC double glazed window and UPVC obscure double glazed door to the rear side return, spindle balustrade and newel post with fitted carpet to the first floor, understairs storage cupboard. Doors leading to:

Shower Room 8'1 x 4'4 (2.46m x 1.32m)

Wood effect flooring, tiled walls, UPVC obscure double glazed window to the side aspect, inset ceiling spot lights, low level WC, vanity wash hand basin, shower cubical with glass shower screen, sliding door and overhead chrome rainfall shower, wall mounted hand drier, wall mounted extractor fan.

Living Room / Dining Room 27'10 x 13'2 (8.48m x 4.01m)

Fitted carpet, skirting boards, coving, two ceiling roses with pendant light fittings, gas living flame fireplace with surround and hearth to the living room chimney breast, UPVC double glazed bow windows to the front aspect, UPVC double glazed French doors to the rear aspect.

Family Room 16'7 x 16'11 (5.05m x 5.16m)

Wood effect flooring, skirting boards, coving, wall mounted contemporary electric fire, inset ceiling spot lights, UPVC double glazed doors to the side aspect. Door leading to:

Kitchen / Breakfast Room 15'2 x 16'11 (4.62m x 5.16m)

Tiled floor, vaulted ceiling with inset spot lights and central light pendant, wall and base units, square edge worktops with matching splash backs, inset sink with extendable mixer tap, matching central island/ breakfast bar with integrated sink with chrome mixer tap over, space for a range style cooker with a stainless steel extractor fan over, space

for an American style fridge/freezer, two eye level 'Neff' fan assisted ovens with a warming drawer, four sky light windows, Bi folding doors to the rear garden.

Utility Room 8'7 x 11'5 (2.62m x 3.48m)

Tiled floor, worksurface, pendant light fitting, UPVC obscure double glazed windows to the front and side aspect, space for white goods.

Second Floor

Landing 29'8 x 7'5 (9.04m x 2.26m)

Fitted carpet, skirting boards, dado rails, coving, UPVC double glazed window to the side aspect, storage cupboard, spindle balustrade and newel post with fitted carpet to the second floor. Doors leading to:

Bedroom One 13'4 x 15'2 (4.06m x 4.62m)

Fitted carpet, skirting boards, floor to ceiling fitted bespoke bedroom furniture, inset ceiling spotlights, central fan and light, UPVC double glazed window to the rear aspect. Door leading to:

Ensuite 10'8 x 4'0 (3.25m x 1.22m)

Tiled floor, vanity wash hand basin, low level WC, shower cubical with shower wall panels, glass shower screen and sliding door with a chrome shower attachment, heated towel radiator, tiled walls, wall mounted extractor fan, inset ceiling spotlights and UPVC obscure double glazed window to the side aspect.

Bedroom Two 14'10 x 10'7 (4.52m x 3.23m)

Wood effect chevron flooring, skirting boards, floor to ceiling fitted bespoke bedroom furniture, pendant light fitting, UPVC double glazed bow window to the front aspect.

Bedroom Three 12'3 x 10'6 (3.73m x 3.20m)

Fitted carpet, skirting boards, floor to ceiling fitted bespoke bedroom furniture, coving, inset ceiling spotlights and UPVC double glazed window to the rear aspect.

Bedroom Six 7'0 x 7'0 (2.13m x 2.13m)

Fitted carpet, skirting boards, UPVC double glazed window to the front aspect, coving and pendant light fitting.

Bathroom 10'10 x 8'10 (3.30m x 2.69m)

Tiled floors, tiled walls, UPVC obscure double glazed window to the front aspect, inset ceiling spotlights, vanity wash hand basin, low level WC, jacuzzi bath with shower attachment

over, shower cubical with glass shower screen, sliding door, overhead chrome rainfall shower and additional shower attachment, heated towel radiator, wall mounted extractor fan.

Second Floor

Landing

Fitted carpet, built in storage cupboard, UPVC double glazed window to the side aspect. Doors leading to:

Bedroom Four 7'10 x 15'6 (2.39m x 4.72m)

Fitted carpet, skirting boards, UPVC double glazed window to the rear aspect and inset ceiling spotlights.

Bedroom Five 8'2 x 12'2 (restricted head height) (2.49m x 3.71m (restricted head height))

Fitted carpet, skirting boards, built in wardrobes, storage into the eaves, skylight window to the front aspect and inset ceiling spotlights.

Outside

Front Garden

Block paved driveway providing off road parking for multiple vehicles, raised side boarders, pedestrian gate leading to the rear garden.

Rear Garden

Westerly facing rear garden with patio area, decked areas, lawned area and side boarders

Games Room / Store Room / Summer House 24'0 x 15'9 (games room) 15'10 max x 9'7 max (stor) (7.32m x 4.80m (games room) 4.83m max x 2.92m max ())

With full width Bi folding doors over looking the garden, wood chevron flooring, skirting boards, base units and square edge worksurface, electric radiators, log burner, UPVC double glazed window to the side aspect, six skylight windows, raised pitch roof with inset ceiling spot lights and central pendant light fitting. Door to inner lobby leading to a storage room. Storage room has power sockets, pendant light fittings and a UPVC door from the garden.

Services

Mains water. Mains drainage. Mains gas. Mains electric.

Directions

From our office, continue up Caerphilly Road, at the round about take the second exit and continue up Thornhill Road, the property is located on the left.

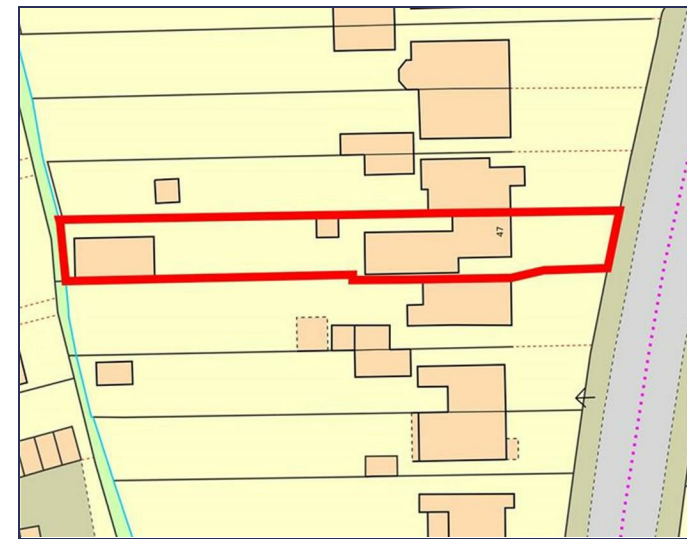






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GROSS INTERNAL AREA
 FLOOR 1 1,253 sq.ft. FLOOR 2 927 sq.ft. FLOOR 3 216 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 32 sq.ft.
 TOTAL : 2,395 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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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