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14 Clos Y Hebog, Thornhill, Cardiff, CF14 9JL.

£525,000

 **peter
alan**

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A well designed detached double fronted four-bedroom house, built in 2000 by Messrs Persimmon Homes, a reputable firm of national house builders, and completed with a 10-year NHBC guarantee.

This stylish modern house occupies a delightful position fronting quiet and select Clos Y Hebog, away from busy passing traffic, yet well placed within walking distance to Cefn Onn Country Park, the charming Cottage Inn and Restaurant and Lisvane Railway Station providing fast and economic travel to Queen Street and Cardiff Central.

This impressive home also occupies a corner plot with a very private rear garden, which enjoys a tranquil outlook onto private mature protected woodland. Special features include new electric roller doors fitted in 2022 to the enviable double garage (19'2 x 17'8), a double width private drive, a Cv electric car charger point, new stylish floors 2025 throughout the living space, PVC double glazed windows, and gas heating with a modern Glow Worm Combi boiler.

The impressive living space provides 1100 square feet, and comprises an entrance porch, an entrance hall with a returning spindle balustrade staircase, a modern down stairs cloak room, an open plan kitchen and dining room (23'4 9'6), a utility room, a front lounge with a wide bay window, whilst on the first floor there are four bedrooms, and two bathrooms, one being ensuite to the generous master bedroom (14'3 x 11'6), and in recent years the family bathroom has been re-modelled.

Amenities

Within walking distance situated along Heol Hir, Thornhill is Thornhill Primary School, whilst also close by is a Sainsbury Super Store, a Pharmacy, a Doctors Surgery, a church and Llanishen Golf Course. There are many local pubs and restaurants within Thornhill including within walking distance the Cottage Inn close to Cefn Onn Country Park, The Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant.

The iconic Lisvane and Llanishen Reservoir leisure attraction and visitor centre is a 20-minute walk away. Cefn Onn country Park provides charming walks and rides, whilst nearby is Lisvane Railway station which provides fast and economic travel to Queen Street and Cardiff Central.

Entrance Porch

Open fronted with a paved threshold,

Entrance Hall

13' 10" x 6' 4" (4.22m x 1.93m)

Approached by a part panelled double glazed front entrance door. Contemporary tiled floor, spindle balustrade staircase leading to the first-floor landing. Useful under stairs cloaks hanging cupboard, Coved ceiling, radiator.

Downstairs Cloak Room

Modern white suite comprising slim line wc, mounted shaped wash hand basin with retro ceramic tiled splash back, chrome mixer taps, pop up waste, built out vanity unit with white high gloss doors, contemporary tiled floor, coved ceiling, double glazed patterned glass window to front.





Lounge

14' 2" x 14' 7" max (4.32m x 4.45m max)

Approached from the entrance hall by a white traditional style panel door with regency handle, measurements into a wide splayed bay, with white PVC double glazed windows with outlooks across the delightful landscaped front gardens, double radiator, contemporary fireplace with matching hearth, inset with a living flame gas fire, coved ceiling, double radiator.

Kitchen & Dining Room

23' 4" x 9' 6" (7.11m x 2.90m) Approached from the entrance hall by a contemporary glass panel door, fitted with a full range of both floor and eye level units, in white wood grain effect, with slim line handles and granite patterned work tops, sink unit with mixer taps, vegetable cleaner and drainer, space with plumbing for a dish washer, integrated Zanuzzi electric oven, integrated Bosch four ring gas hob, concealed extractor hood, walls part ceramic tiled, two stylish vertical radiators, space for the housing of an upright fridge freezer, ample space for a dining table and chairs, PVC double glazed window with a rear garden outlook that extends onto wood land, white PVC double glazed French doors which open onto a large decked sun terrace.



Utility Room

5' 8" x 5' 4" (1.73m x 1.63m) With matching floor units, in white wood grain effect with slim line handles and granite patterned work tops, ceramic tiled walls, space with plumbing for a washing machine, space for the housing of a tumble dryer, eye level unit, tiled floor, part double glazed outer door to side. Air ventilator.

First Floor Landing

Approached by a returning spindle balustrade staircase, leading to a central landing, with access to roof space, radiator, PVC double glazed window with a front outlook.

Master Bedroom One

14' 3" x 11' 6" (4.34m x 3.51m) Approached from the landing by a white traditional style panel door, leading into a spacious master bedroom equipped with fitted floor to ceiling contemporary wardrobes with mirror fronts, radiator, stylish flooring, PVC double glazed window with a pleasing elevated outlook across the landscaped front gardens and onto the quiet close.

Ensuite Shower Room

White modern suite comprising ceramic tiled shower cubicle with chrome shower fittings and glass shower door, shaped wash hand basin with ceramic tiled splashback with chrome mixer taps and pop-up waste, built out vanity unit with white high gloss doors and slim line handles. Slim line wc, vertical radiator, shaver point, air ventilator, stylish ceramic tiled floor, PVC patterned glass double glazed window to side.



Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m) Approached from the landing by a white traditional style door, radiator, stylish flooring, built in cupboard housing a modern wall mounted Glow Worm gas boiler (Combi). PVC double glazed window with outlooks across the rear gardens and onto protected woodland.

Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m) Approached from the landing by a white traditional style door with a additional 2 FT deep entrance recess, radiator, PVC double glazed window with outlooks across the rear gardens and onto protected woodland.

Bedroom Four

8' 10" x 6' 7" (2.69m x 2.01m) Approached from the landing by a white traditional style door, radiator, stylish flooring, PVC double glazed window with a pleasing elevated outlook across the landscaped front gardens and onto the quiet close.

Family Bathroom

Stylish re-modelled white suite with retro ceramic tiled walls, comprising panel bath with stylish black fittings including waterfall shower unit with mixer taps, clear glass shower screen, slim line wc, shaped mounted wash hand basin with black fittings including mixer taps and pop up waste, built out vanity units with white high gloss doors and slim line handles, matching black radiator/towel rail, shaver point, air ventilator, PVC double glazed patterned glass window to rear.



Outside Front Gardens

Large landscaped front gardens being enclosed by stylish fencing, inset with a garden gate which leads to a entrance path. The gardens are laid to lawn and edged with garden trees and borders of shrubs and plants, affording a natural screen of privacy.

Rear Gardens

A good-sized rear garden, corner plot, with a large, decked sun patio with balustrade surround, small lawn, further decked corner patio, all enclosed by timber panel fencing, and backing onto mature and private protected woodland.

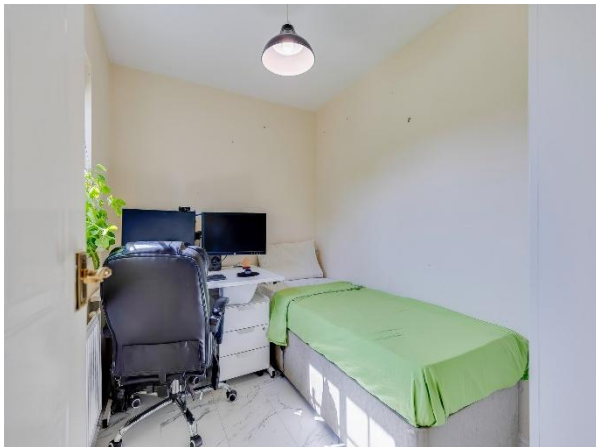
Entrance Drive

Double width entrance drive, leading to the double garage, and benefiting

Double Garage

19' 2" x 17' 8" (5.84m x 5.38m) With two new electric roller doors, fob operated, internal electric power and light, semi-detached double garage constructed in brick and block, useful open roof space storage area

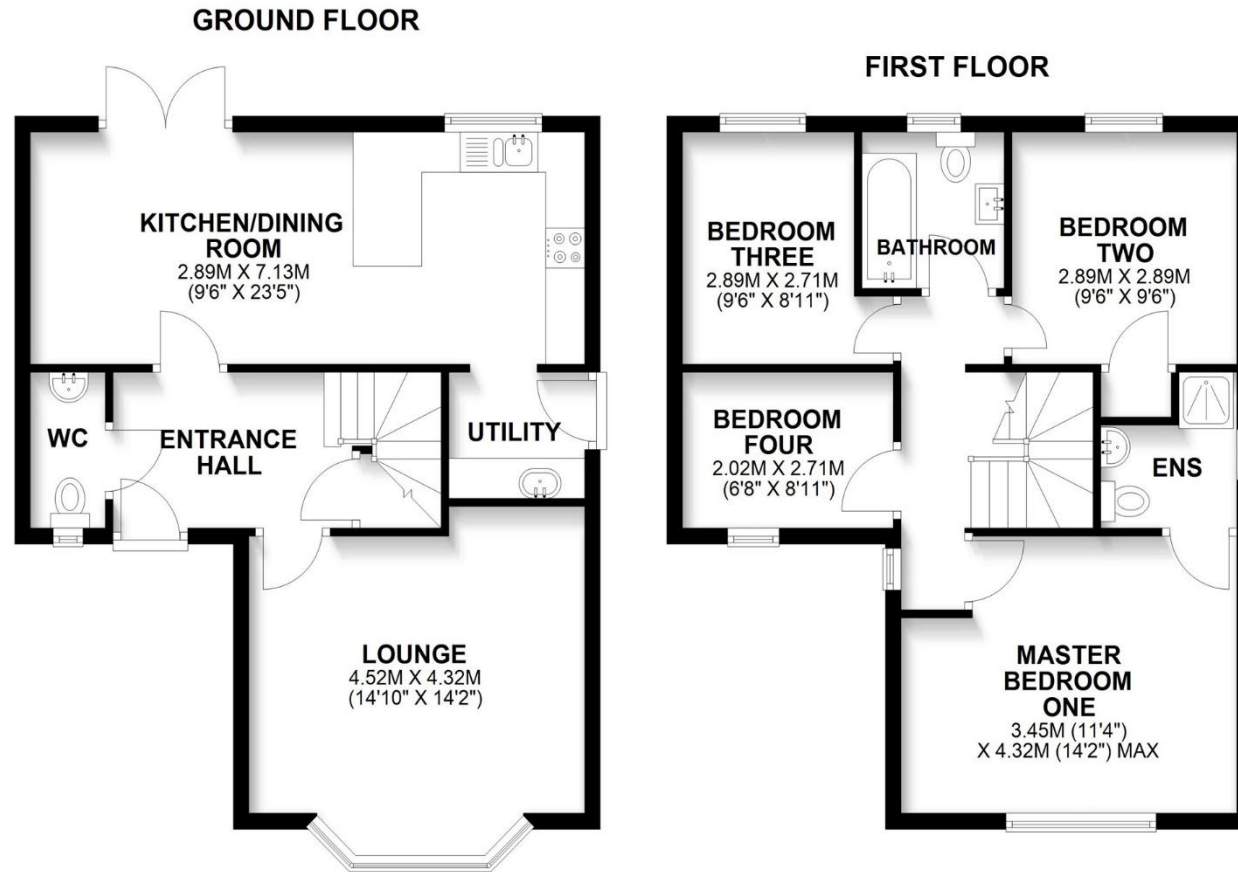






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