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**2 Bassetts Field, Thornhill, Cardiff, CF14 9UG.**

**Offers over £525,000**

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**Thornhill** (Welsh: Draenen Pen-y-graig; meaning draen thorn + -en one + pen top + 'y' the + craig rock [mutated to 'graig']) is a community in the north of the city of Cardiff, Wales. It lies south of Caerphilly.

It is a relatively modern area with housing stock dating mainly from the late 1980s and beyond. The area has a centralised precinct providing services, comprising a community centre (Thornhill Church Centre), a Sainsbury's supermarket, with an integral Post Office and Pharmacy; and the North Cardiff Medical Centre.

There are three public houses located in Thornhill: the Old Cottage, Pendragon, and the Ffynnon Wen. Though on Thornhill Road, The Traveller's Rest to the north is on Caerphilly Mountain and in Caerphilly based on its postcode and council locale.

Thornhill Cemetery is a major cemetery located adjacent to Thornhill, in Rhiwbina. Thornhill crematorium was built on this site during the 1950s as a dedicated crematorium. This differs from the crematorium that was set up in nearby Glyntaff; this in contrast was a chapel that was originally used for traditional burials and modified to serve as a crematorium.

Most of Thornhill's residential development took place during the 1990s. Cardiff Council originally planned Thornhill as "The Villages of Thornhill"; with clusters of houses interspersed by large "green" areas. These green areas were short lived as rapid housing development resulted in homes being built in areas adjoining the "Villages".

Thornhill also houses a few tucked away historical sites including the remains of a castle situated close to the Caerphilly/Thornhill border known as Castell Morgraig.

## Transport

Transport in Thornhill

Lisvane and Thornhill railway station

## A Cardiff Bus service No 27 to Thornhill

Thornhill is served by Lisvane and Thornhill railway station which replaced Cefn Onn Halt railway station which closed in 1986.

Thornhill is served by bus services operated by Cardiff Bus. The 27 and 28 service runs through Thornhill and terminates at the Central Bus Station at regular intervals. Adventure Travel operates its C8 services, running from Taff's Well to Cardiff Bay, via Thornhill and Cardiff city centre. Stagecoach service 25 follows a route along Thornhill road on its way to the University Hospital of Wales and Cardiff City Centre. This service replaced the A and B services in 2017. Stagecoach Wales have operated the 86 service since 1 April 2019 after Cardiff Bus withdrew from the route. Cardiff Council tendered for a new operator for two years after designating the 86 service as one of several new 'socially necessary' routes in Cardiff.

The M4 motorway passes Thornhill between junctions 30 and 32 (but there is no Junction.

A truly stunning beautifully modernised spacious four double bedroom detached double fronted family home, built in 2002 by Messrs Barratt Homes, a reputable firm of national house builders, and completed with a 10-year N H B C guarantee, and occupying a delightful position overlook a large and impressive park which is for the sole use of the residents. This stunning house has been totally re-furbished in 2024 with many superb improvements, including a super-sized open plan kitchen and dining room, (24'6 x 11'2), fitted by Magnet a national high specification kitchen company, with superb integrated appliances including an induction hob with a stylish extractor hood, a larder fridge, a larder freezer, a dishwasher, a wine cooler, a washing machine and tumble dryer, two ovens and a microwave. This Fabulous kitchen also includes soft closing doors and drawers, re-cycle bins, Quartz granite work surfaces, a large central Island unit with breakfast bar, and stylish chrome power points and light switches with USB sockets. Further improvements include stylish new contemporary internal doors, gas heating with contemporary radiators, two (2024) luxury new bathroom suites, and a fully landscaped rear garden with composite decking, natural wood patio benches, all enclosed for maximum privacy and security. Outside the property is approached by a four-car double width private entrance drive. provides ample parking,

## Accommodation

The well-designed living space also includes a stylish new downstairs cloak room, a study/home office, a large utility room and a separate lounge. Each of the bedrooms are double in size, and stylish modern contemporary wardrobes have also been installed. This impeccable home provides versatile and bright living space, approximately 125 square meters or 1400 square feet, and is located within the school catchment of Rhiwbina, with Whitchurch High School and Heol Llanishen Fach Primary Schools.

## Local Amenities

Just a short walk is the growing parade of local shops, hairdressers, and coffee shops together with an Italian Restaurant located along Heol Llanishen Fach, just a short distance away is a Sainsbury Super Store with petrol Station, and numerous local Public House with restaurants including The Ffynnon Wen, The Old Cottage, The Pendragon, Miller & Carter Steak House, The Manor Park and the New House Country Hotel. Also, within a short driving distance is Llanishen Golf Club, a Post Office, and Doctors Surgeries.

## Ground Floor Entrance Hall

Approached via a part double glazed part panelled front entrance door leading to a central hall with ceramic tiled flooring, radiator, and a single flight staircase with balustrade leading to a first-floor landing.

## Downstairs Cloakroom

Stylish modern white suite with porcelain tiled walls and tiled flooring comprising slimline W.C, shaped wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit with white high gloss doors, stylish vertical towel rail/radiator, PVC double glazed patterned glass window to front.












## Lounge
17' 6" x 12' 3" (5.33m x 3.73m) Approached independently from the hall via a contemporary panel door leading to a sizeable principal reception room with oak flooring, square bay with white PVC double glazed windows with outlooks onto the quiet frontage close, ceiling with coving and spotlights, two stylish contemporary radiators. Fibre to the property Openreach connection port currently providing 2.3Gb speeds via EE, SkyQ satellite TV port, which is multi-room enabled, multiple double power points including at high level for wall-mounted TV option above fireplace. Painted wood fireplace surround with quartz hearth housing contemporary gas fire.

## Study/Home Office
9' 1" x 7' 8" (2.77m x 2.34m) Independently approached from the entrance hall via a contemporary panel door leading to a very useful, versatile home office/study/playroom/snug, forming part of the original garage which was integrated and currently now fully equipped and benefiting a PVC double glazed window with an outlook onto the frontage close, stylish chrome light switches and power points, and a contemporary radiator. Within a wall mounted cupboard is a recently installed fully up to date metal constructed distribution box/consumer unit installed on the 4th of July 2023. Garage conversion fully consented with local authority and inspection during works and at completion for compliance with building regulations. Documents available.

## Open Plan Kitchen and Dining Room
24' 6" x 11' 2" ( 7.47m x 3.40m ) Fully fitted luxury kitchen and dining room, with quartz granite worktops incorporating a double bowl ceramic Caple Belfast sink with brushed nickel mixer taps and China handles, integrated five ring AEG gas hob including wok burner, beneath a Klarstein extractor hood, large central island unit with breakfast bar with quartz granite worktops, soft closing doors and drawers, custom made cutlery compartments, deep pan drawers, mounted power points, integrated AEG dishwasher, integrated Hoover washing machine, two integrated Neff convection/fan assisted ovens, larder fridge, dresser unit with custom made retractable drawers, spice shelves providing extensive storage. Retro ceramic tiled walls including a quartz granite splashback, two retractable recycle bin drawers, integrated Zanussi microwave, stylish chrome finished power points with USB sockets, ample space for the housing of a large dining table and chairs, ceramic tile flooring throughout, ceiling with spotlights, concealed 2024 Worcester combi gas boiler. PVC double glazed window to side, two PVC double glazed windows with pleasing rear garden aspect, white PVC double glazed French doors with integrated blinds, opening onto a composite decked patio terrace. Two contemporary radiators, access to an under-stair storage cupboard.

## Utility Room
8' 2" x 7' 7" (2.49m x 2.31m) Independently approached from the kitchen, equipped with a radiator, ceiling with spotlights, extensive storage. Multiple power points. Offers extensive storage options or potential home gym use.

## First Floor Landing
Approached via a carpeted single flight staircase with handrail leading to a spindle balustrade landing, with access to roof space, oak flooring, stylish contemporary doors with chrome door furniture providing access to all first-floor rooms. Former built in airing cupboard now a linen cupboard as the boiler is a combi, complete with shelving.

## Master Bedroom One
12' 1" x 10' 6" (3.68m x 3.20m) Approached independently from the landing via a contemporary panel door, oak flooring, radiator, PVC double glazed window with a pleasing rear garden outlook, stylish modern fitted wardrobes with mirrored door fronts. Stylish chrome finished light switches and power points.

## En Suite Shower Room
Stunning luxurious white suite with porcelain tile walls and luxury vinyl floor, comprising of shower cubicle with chrome fittings including waterfall fitment and separate hand fitment, clear glass shower door, shaped mounted wash hand basin with chrome mixer taps, pop up waste, W.C with concealed cistern, vanity unit with white high gloss doors, large wall mirror, shaver point, contemporary radiator, patterned glass PVC double glazed window to side, Xpelair air ventilator.







## Bedroom Two
9' 1" x 9' (2.77m x 2.74m) Independently approached from the landing via a contemporary panel door, leading to a further double sized bedroom with oak flooring, radiator, PVC double glazed window with outlooks onto the quiet frontage close, further built in storage wardrobes full height with contemporary white panel doors providing an additional 2 ft storage depth to the room measurements. Stylish chrome light switches and power points.

## Bedroom Three
14' 10" x 8' 7" (4.52m x 2.62m) Independently approached from the landing via a contemporary panel door leading to a further large double sized bedroom with oak flooring, radiator and PVC double glazed window with outlooks onto the quiet frontage close.

## Bedroom Four
12' 3" x 8' 6" (3.73m x 2.59m) Independently approached from the landing via a contemporary oak panel door, oak flooring, radiator, PVC double glazed window with a pleasing rear garden outlook, full range of full height contemporary and stylish wardrobes with mirrored door fronts.

## Family Bathroom
Luxurious white stylish contemporary suite with porcelain tile walls and luxury vinyl flooring, comprising panel bath with chrome mixer taps, Mira shower unit, clear glass shower screen, slimline W.C, wide shaped mounted wash hand basin with chrome mixer taps and a built out vanity unit with panel doors, porcelain tile splashback, shaver point, bathroom mirror, ceiling with spotlights, patterned glass PVC double glazed window to front, air ventilator and stylish vertical towel rail/radiator.

## Outside Entrance Drive
Double width private off street tarmacadam entrance drive providing parking for four cars.

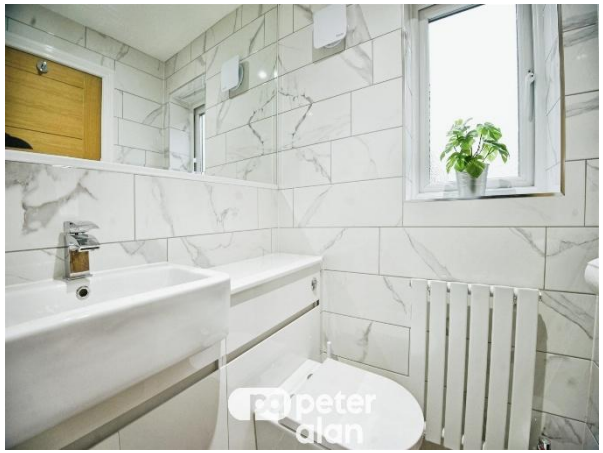
## Rear Garden
Fully landscaped and level, comprising of a wide composite decked sun terrace with patio bench, further neat lawn, additional corner timber patio, all enclosed along three sides by timber fencing with lines of a screen of bamboo to afford privacy and security. Raised borders, shrubs and plants.

















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## DIRECTIONS

Travelling up Thornhill Road, with Rhiwbina on your left, cross over a roundabout, continue up Thornhill Road, taking the first main turning on your left into Bassetts Field, and the subject property will be seen a short way along on the left-hand side overlook the resident's park.

## AML CHECKS

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## SHORT DESCRIPTION

A truly stunning magnificent fully improved four double bedroom modern detached house, fronting a private residential close, comprising just detached homes, and overlooking a large lawned resident's park. High specification 2024 fully fitted 25 FT Magnet kitchen & dining room.

## Education

The area is served by Thornhill Primary School. The nearest secondary school is Llanishen High School. Welsh medium education is provided most locally at Ysgol Y Wern in nearby Llanishen and Ysgol Gyfun Gymraeg Glantaf in Llandaf North.

## Government

Thornhill falls into the Llanishen Ward on the City of Cardiff Council. In 2016 Thornhill became one of four new communities in Cardiff,[2] having previously been part of the Llanishen community.[3] There is no community council for the area.


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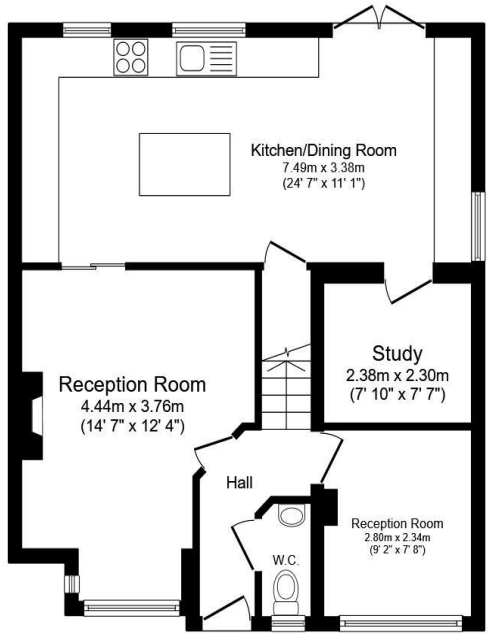
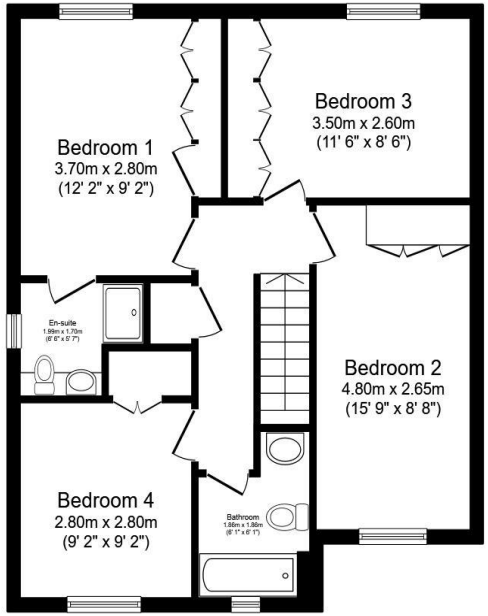



Ground Floor

Floor area 61.4 m² (661 sq.ft.)




First Floor

Floor area 60.2 m² (648 sq.ft.)

TOTAL: 121.7 m² (1,310 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Important Information

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