



1 Bron Felen, Thornhill, Cardiff, CF14 9AE

Price Guide £250,000

- Freehold semi-detached Bungalow in cul-de-sac location.
- 2 bedrooms.
- Gas Central Heating.
- Off-road parking.
- Lovely open-plan Living Room/Fitted Kitchen
- Well-appointed Bathroom with shower.
- Front & Rear Gardens.
- Recently Refurbished.

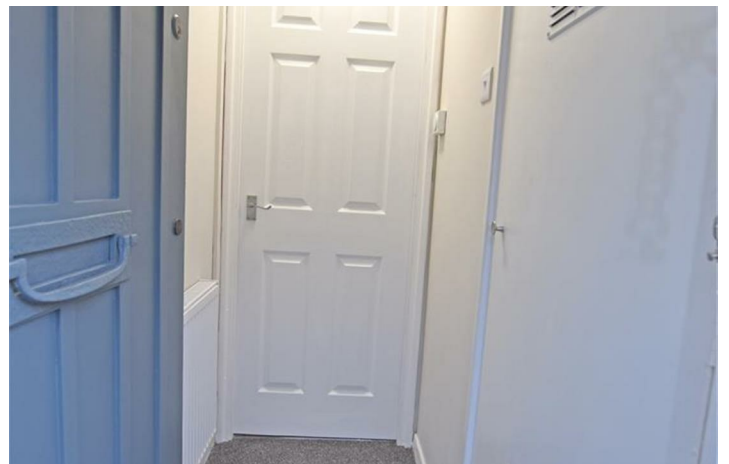
1 Bron Felen, Cardiff CF14 9AE

In the popular North Cardiff suburb of Thornhill is this lovely modern, and recently refurbished semi-detached Bungalow offering compact and easily managed accommodation with gardens to the front and rear. It has gas central heating from a combi boiler that is situated in the hall, and there are radiators virtually throughout. It also benefits from being double-glazed.

It is the left-hand one of a pair of bungalows with facing brick front elevations and the roof is tiled. At the side is a tiled roof porch canopy over the front door. The front garden is an open-plan lawned area and there is a side drive offering off-road parking. We understand that the property is Freehold. Natural Resources Wales rates the flood risk in the area as very low. Council Tax Band D. EPC rating D.



Council Tax Band: D



Entrance Hall

The front door opens into a small hallway. Central heating radiator. Loft access. Built-in cupboard housing the combi gas-fired central heating boiler. Door into the living room.

Living Room/Kitchen

15'11" x 15'8" narrows to 10'4" approx.
A lovely, light open-plan living room & kitchen. Double-glazed casement window at the front. Central heating radiator. Fitted carpet. 6 power points. Spotlight ceiling fittings. Smoke alarm. Coved ceiling. Doors to the entrance hall and inner hall. The living area has an open-plan set up with a lovely new fitted Kitchen that has grey-fronted units comprising of floor cupboards and drawers with white marble-effect worktops. Matching wall cupboards. A tower cupboard unit also houses the Lamona built-in oven. 4-ring ceramic electric hob. Dark grey polycarbonate sink top with chrome pillar mixer tap. Stainless-steel chimney-style electric cooker hood. Grey ceramic splashback tiling to the worktops. Spotlight ceiling fittings. Electric cooker point. 5 power points. Built-in storage cupboard. Double-glazed casement window. Laminate flooring.

Inner Hall

Fitted carpet.

Bedroom No. 1

13'2" x 8'9" max approx.
Double-glazed casement window. Central heating radiator with thermostat. 4 power points. Fitted carpet. Door to the inner hall.

Bedroom No. 2

9'4" x 7'11"
Double-glazed casement window. Central heating radiator with thermostat. 4 power points. Fitted carpet. Door to the inner hall.

Bathroom

Very well appointed, having a white suite that comprises of a panelled bath with inset handles and safety bath-side handles. Over-bath electric shower. Wash-hand basin set in a vanity cupboard base. Close-coupled toilet with an enclosed cistern. Walls tiled in attractive white ceramic tiles with feature border tiles. Charcoal-colour floor

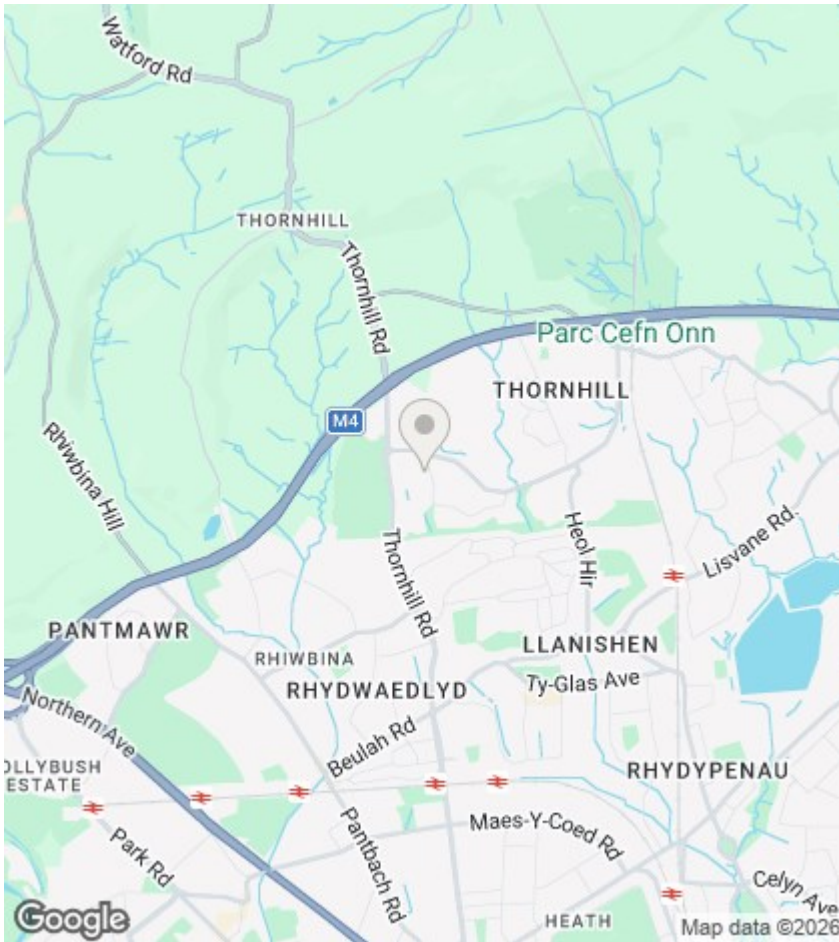
tiles. Central heating radiator. Double-glazed casement window.

Rear Garden

At the rear is a grassed garden area with mature shrubs. Timber screen fencing. Paved path and threshold.







Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

