KelvinFrancis

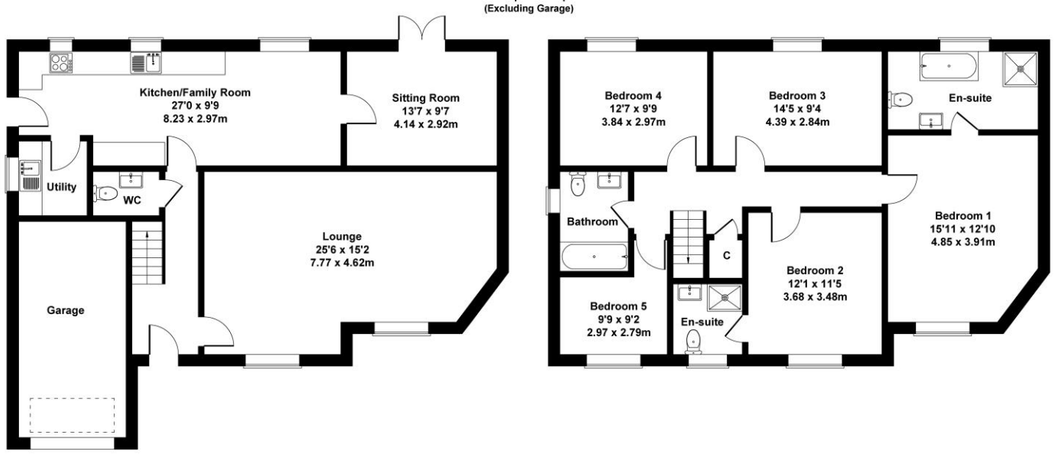




KelvinFrancis

27 Heol Peredur,
Thornhill, Cardiff, CF14 9HP





Beautifully presented and extended modern detached family residence, positioned at the head of a select and favoured quiet Close, within easy reach of local schools, buses, shops and all local amenities. Cantilevered porch, central hall, cloakroom, 25ft lounge, sitting room, French doors, 27ft fitted kitchen/family room, laundry, 5 good size bedrooms, two en suites plus quality family bathroom. uPVC double glazing, gas central heating. Sunny patio garden with lawns. Integral garage, wide tarmac driveway. EPC Rating: C

Price: £650,000

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Entrance Porch
Pillared and tiled porch cover, outside porch lantern light.

Entrance Hall
Approached by a secure front door with double glazed inserts to upper part, matching double glazed side panels, leading onto a welcoming central hallway, single flight staircase with newel post and spindle banister, double panelled radiator, deep storage cupboard under stairs recess.

Cloakroom
Low level WC, pedestal wash hand basin with splashback, tiled flooring, panelled radiator.



Main Lounge 25'6" (7.77m) x 15'2" (4.62m) overall
With two large picture windows overlooking the front garden and entrance approach, a good size principal reception, three double panelled radiators.



Sitting Room 13'7" (4.14m) x 9'7" (2.92m)
With double glazed French doors leading to the rear and sunny garden, panelled radiator.



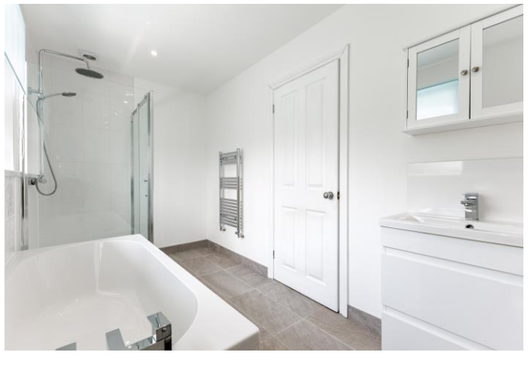


Kitchen/Family Room 27'0" (8.23m) x 9'9" (2.97m)
New fitted kitchen, appointed along three sides beneath round nosed worktop surfaces, inset sink and drainer with mixer tap, matching range of base and eye level wall cupboards with pelmets and borders, five ring gas hob with oven below and double width circulating fan above, pleasing aspect to the rear garden, quality flooring, double glazed door to side.

Laundry Room 6'7" (2.01m) x 5'9" (1.75m)
Round nosed display surface, inset stainless steel sink and drainer with mixer tap, plumbed for washing machine, wall mounted Worcester gas central heating boiler, double glazed window to side, quality flooring, panelled radiator.

Landing
Approached by an easy rising single flight staircase with newel post and spindle banister, leading onto a central landing area, access to loft, quality fitted carpet, built-in cupboard with shelving.

Bedroom 1 15'11" (4.85m) x 12'10" (3.91m)
A good size principal bedroom overlooking the front garden and tranquil Close, panelled radiator, additional access to roof space.



En Suite
New modern suite comprising low level WC, vanity wash basin with cabinets below, panelled bath, large shower cubicle with glazed shower screen panel with shower head, spot lighting, tiled flooring with matching tiled skirting boards.



Bedroom 2 12'1" (3.68m) x 11'5" (3.48m)
Aspect to front, panelled radiator, quality carpets.

En Suite
Stylish new suite comprising low level WC, wide vanity wash basin with round nosed display surface and cabinets below, shower cubicle with Triton shower, glazed shower screen panels, ceramic wall tiling, tiled flooring, chrome heated towel rail.



Bedroom 3 14'5" (4.39m) x 9'4" (2.84m)
Overlooking the rear garden, laminate wood flooring, panelled radiator.

Bedroom 4 12'7" (3.84m) x 9'9" (2.97m)
Aspect to rear, panelled radiator, quality flooring.

Bedroom 5 9'2" (2.79m) x 9'9" (2.97m) max
Overlooking the entrance approach, panelled radiator.

Family Bathroom
Stylish new modern suite comprising vanity wash basin with round nosed display surface, cabinets below, low level WC, panelled bath with shower head, glazed screen panels, quality tiled flooring, chrome heated towel rail, quality wall tiling, LED lighting.

Front Garden
Wide two car tarmacadam driveway leading to the integral garage, area of lawn to side, paved pathway, gate leading to the rear garden.

Garage
Single garage with up-and-over access door.





Rear Garden
Wide pave patio area with central steps leading onto area of lawn, enclosed by timber lap fencing, additional wide area of lawn to side. Enjoying privacy. Outside lighting.

Directions
Travelling north along Heol Hir, at the T-junction bear left into Excalibur Drive. Continue past the Medical Centre and Sainsbury's Store, and at the mini roundabout take the second turn left into Heol Peredur, whereby the property will be found at the head of the Close on the left hand side.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) It should be noted that the property has been virtually dressed internally for illustration purposes only.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS260303

Council Tax Band: G (2026)
This property, under the Property Council Tax Band list, has an improvement indicator, which might result in a Council Tax Band change, when the property is sold (www.voa.co.uk)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.