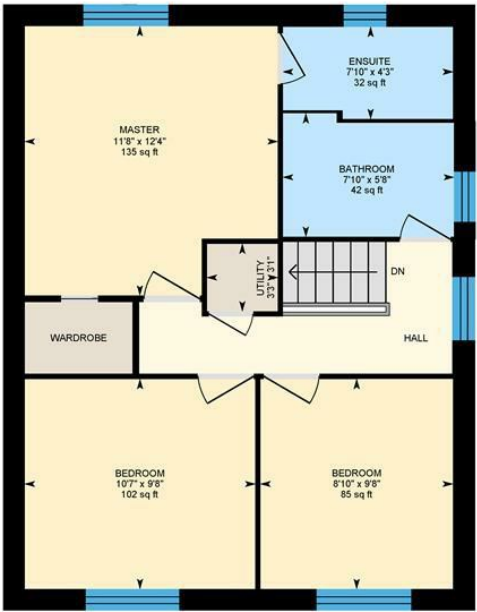
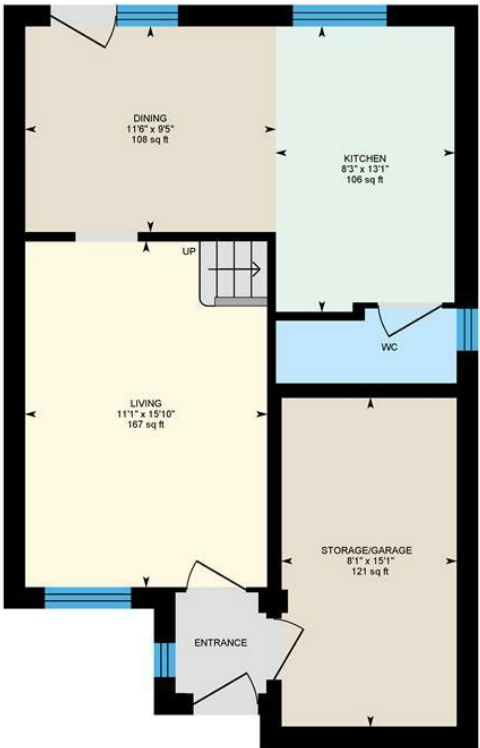




13 Clos Y Hebog

Main Building Interior: 1090.15 sq ft



Ground Floor
Exterior Area 689.86 sq ft

1st Floor
Exterior Area 599.88 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Virtual Reality & 3D Scaled models of all of our properties for sale.
You can even walk around them on our website



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Pontcanna, Cardiff
CF11 9PP

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Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

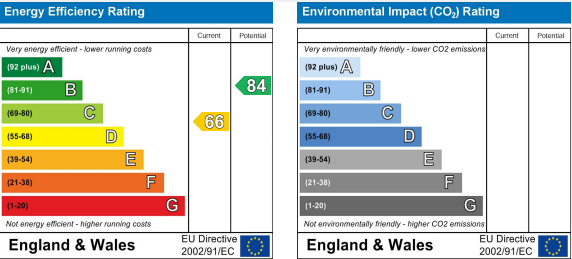
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Entrance Hallway

Kitchen

2.51m x 3.99m (8'3 x 13'1)

Dining

3.51m x 2.87m (11'6 x 9'5)

Living Room

3.38m x 4.83m (11'1 x 15'10)

WC

Integral Garage

2.46m x 4.60m (8'1 x 15'1)

First Floor Landing

Master Bedroom

3.56m x 3.76m (11'8 x 12'4)

Ensuite Shower Room

2.39m x 1.30m (7'10 x 4'3)

Bedroom 2

3.23m x 2.95m (10'7 x 9'8)

Bedroom 3

2.69m x 2.95m (8'10 x 9'8)

Family Bathroom

2.39m x 1.73m (7'10 x 5'8)

Outside

*Front - Recently laid pressed tarmac double width driveway to front with space for a few medium sized cars.
Rear - Fenced enclosed tiered garden mostly laid to lawn with a decked sitting area and stairs with canopy to rear.*





JeffreyRoss are pleased to bring to the market this well proportioned 3 bedroom detached family home with integral garage. Located in a desirable Thornhill address with ease of access to link roads and motorway links this property is an ideal upsizer from a 2 bed room or 3 bedroom semi detached or a downsizer. Spread just under 1,100 sqft this home has had improvements made by the current owners over the last few years and offers spacious living accommodation and is presented with a modern theme throughout with no expense spared. In brief the property comprises of an entrance hallway, kitchen dining, living room, ground floor WC and integral garage. To the first floor you will find master bedroom with walk in wardrobe and recently renovated en-suite shower room, a further 2 well proportioned bedrooms and family bathroom. To the outside you will find a modest fenced enclosed tiered garden mostly laid to lawn with a decked sitting area and stairs with canopy to rear. Recently laid pressed tarmac double width driveway to front with space for at least 3 family sized cars. Enviably located for local amenities and transport links and within a convenient short distance to Sainsburys supermarket and Argos.

There will be allocated viewing slots available for this property to view on Friday 21st January 2022. Please submit your enquiry online to reserve your slots now or contact JeffreyRoss on 02920499680 for any further queries.

1095.15 sq ft

