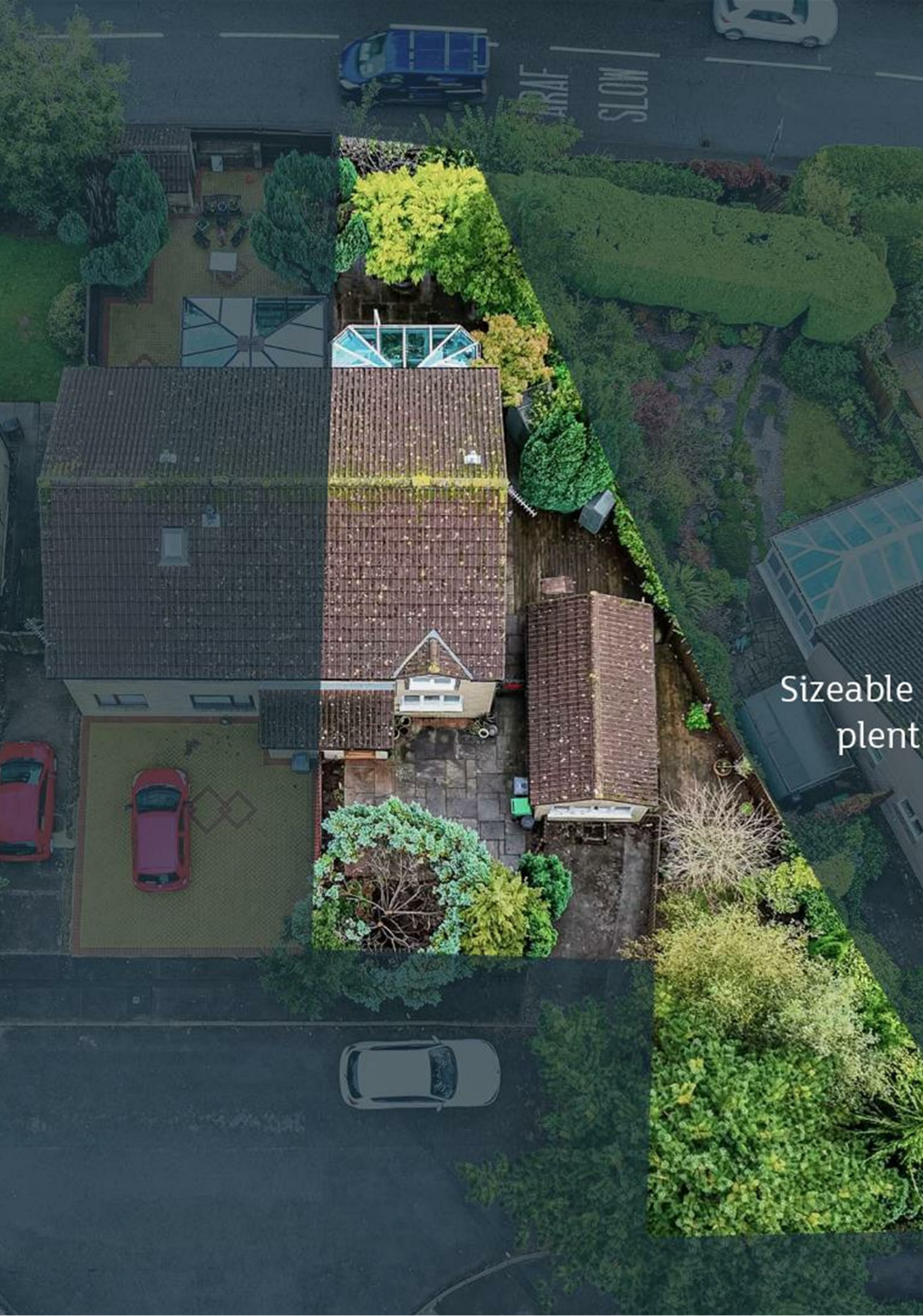


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



DRURY CLOSE
THORNHILL



ENTRANCE HALLWAY

LIVING ROOM
3.28m x 4.27m (10'9 x 14')

KITCHEN / DINER
3.23m x 4.14m (10'7 x 13'7)

CONSERVATORY
3.76m x 3.02m (12'4 x 9'11)

TO THE FIRST FLOOR

BEDROOM ONE
4.17m x 2.62m (13'8 x 8'7)

BATHROOM
2.26m x 1.96m (7'5 x 6'5)

BEDROOM TWO
2.26m x 2.92m (7'5 x 9'7)

BEDROOM THREE
2.31m x 2.06m (7'7 x 6'9)

LOFT
Partially boarded with drop down ladder.

GARAGE CONVERTED / POTENTIAL ANNEX
The garage has been renovated to create an additional reception room / home office which could be developed further to a potential annex.

GARDENS
The garden surround the property to the front side and rear, given the nature of the plot the side garden could be developed further to incorporate the garage conversion (subject to planning)

COUNCIL TAX
Band. - E

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

SCHOOL CATCHMENT
My English medium primary catchment area is Coed Glas Primary School (year 2022-23)

My English medium secondary catchment area is Llanishen High School (year 2022-23)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2022-23)



My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2022-23)





DRURY CLOSE

THORNHILL, CF14 9BJ - £325,000

 3 Bedroom(s)  1 Bathroom(s)  893.08 sq ft

JeffreyRoss are proud to bring to the market this impressive 3 bedroom semi detached family home that has been much improved by the owner. The property briefly comprises entrance hall, open plan living room with stairs to the first floor, modern fitted kitchen diner and large conservatory. To the first floor are three good size bedrooms, family bathroom, and further more the loft benefits form a drop down ladder and additional storage. The garage has been converted to an additional reception room / home office and given the plot size and layout this area offers further scope for development (subject to planning) as the gardens surround the property to the front, side and rear. (ONS map in pics shows clearly). To the front is driveway.

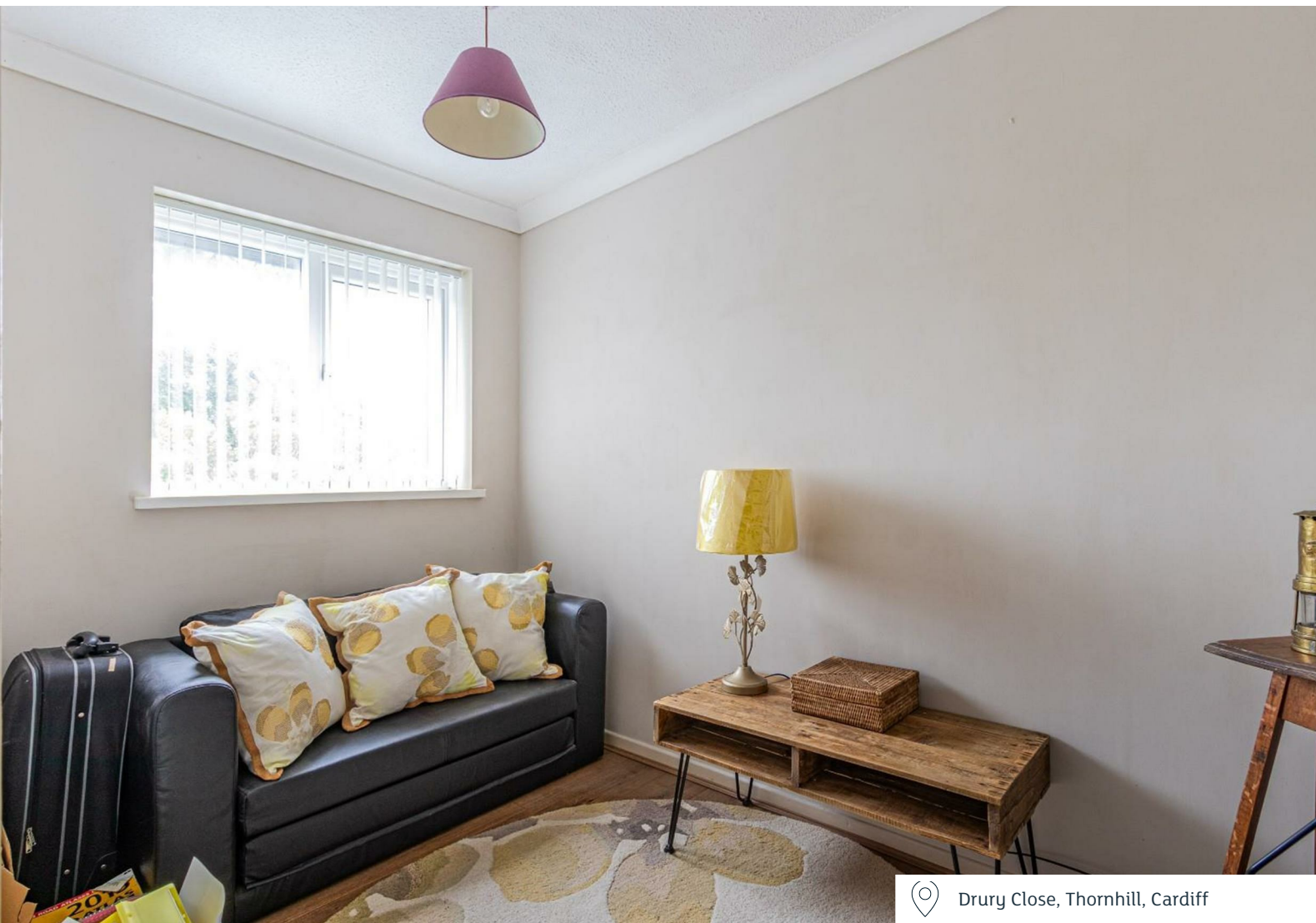
Take a closer look at our interactive Virtual tour and to arrange you viewing please get in touch with our Llanishen branch.



PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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02920 499680
Director

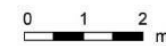




Drury Close, Thornhill, Cardiff

9B Drury CI, Llanishen, CRF

Main Building: Total Interior Area Above Grade 83m² / 893.08 SQFT



PREPARED: 2023/10/18

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	