

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HEOL Y BARCUD  
THORNHILL



**ENTRANCE HALLWAY**

**DOWNSTAIRS WC**  
0.89m x 1.80m (2'11 x 5'11)

**KITCHEN**  
1.93m x 2.64m (6'4 x 8'8)

**LIVING ROOM**  
4.09m x 4.39m (13'5 x 14'5)

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
3.00m x 2.74m to wardrobes (9'10 x 9' to wardrobes)  
Benefits fitted wardrobes

**BEDROOM TWO**  
2.08m x 2.95m (6'10 x 9'8)

**BATHROOM**  
2.03m x 1.70m (6'8 x 5'7)

**GARDEN**  
Well maintained garden, patio and side access.

**DRIVEWAY**  
Parking for 2 car.

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

**COUNCIL TAX**  
Band - D

**SCHOOL CATCHMENT**  
My English medium primary catchment area is  
Thornhill Primary School (year 2024-25)

My English medium secondary catchment area is  
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is  
Ysgol Y Wern (year 2024-25)



My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





## HEOL Y BARCUD

THORNHILL, CF14 9JB - £249,900

 2 Bedroom(s)  1 Bathroom(s)  580.30 sq ft

JeffreyRoss are pleased to bring to the market this impressive Semi-detached home in the popular area of Thornhill. The property has been well maintained and briefly comprises Entrance hallway, downstairs WC, modern fitted kitchen and large living room with sliding doors onto the garden. to the first floor are two good size bedrooms with the master benefiting fitted wardrobes and family bathroom. To the rear is a good size garden and driveway parking for 2 cars. The property is well positioned for access to the Lisvane Train station and Llanishen Golf Club.

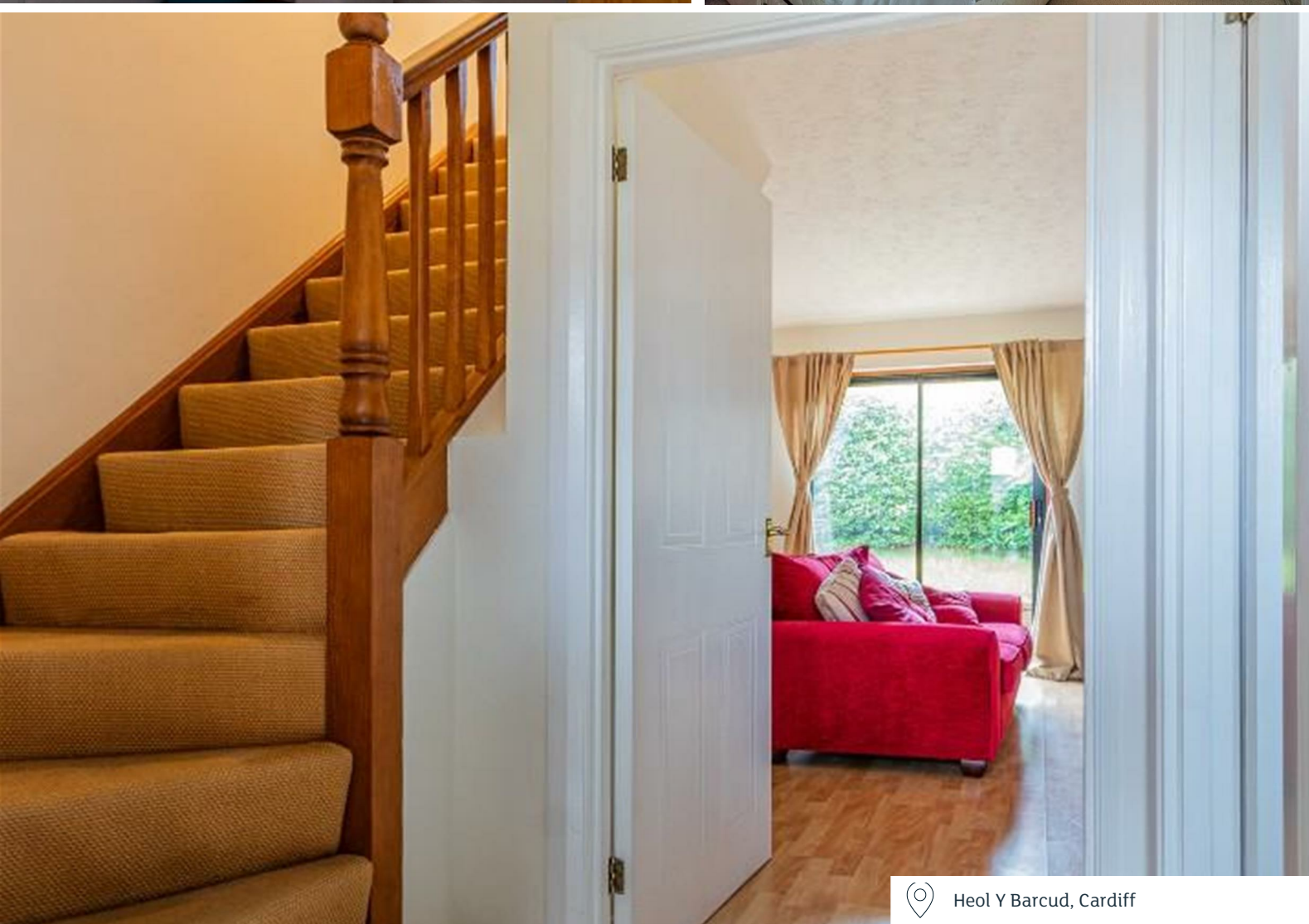
Take a closer look at our interactive virtual tour



**PROPERTY  
SPECIALIST**

Mr Ollie Vincent  
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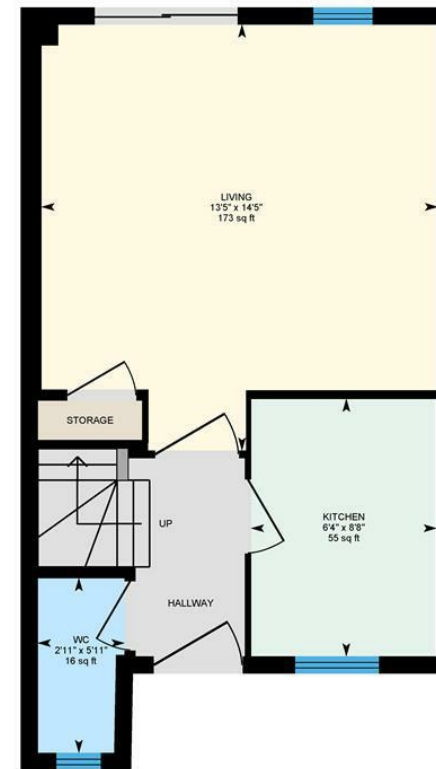




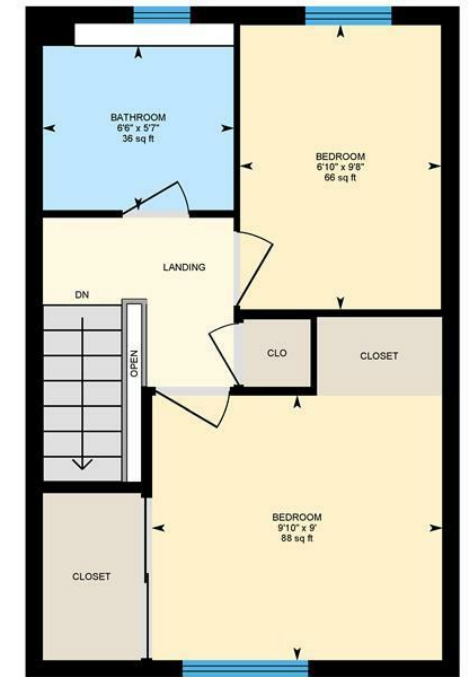
Heol Y Barcud, Cardiff

## Heol Y Barcud, Thornhill, CRF

Main Building: Total Interior Area 580.30 sq ft



Ground Floor



1st Floor



PREPARED: 2024/04/06

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) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>68</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |