

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BEDAVERE CLOSE  
THORNHILL



**ENTRANCE HALLWAY**

**LIVING ROOM**  
3.53m x 4.55m (11'7 x 14'11)

**UNDERSTAIR STORAGE**

**KITCHEN / DINER**  
4.62m x 2.62m (15'2 x 8'7)

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
2.69m x 3.63m (8'10 x 11'11)

**BEDROOM TWO**  
2.69m x 2.77m (8'10 x 9'1)  
Built in wardrobes

**BEDROOM THREE**  
1.88m x 2.69m (6'2 x 8'10)  
Built in cupboard

**BATHROOM**  
1.85m x 1.83m (6'1 x 6')

**GARAGE**  
Single garage with up and over door

**GARDEN**  
Impressive family garden to the rear.

**DRIVEWAY**  
Parking for 1 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 - E

**SCHOOL CATCHMENTS**  
My English medium primary catchment area is  
Llysfaen Primary School (year 2024-25)  
Thornhill Primary School (year 2024-25)  
Llanishen Fach Primary School (year 2024-25)  
Coed Glas 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)




**ADDITIONAL INFORMATION**  
The property has significant potential given the plot size and room above the garage (subject to planning and building regulations)





## BEDAVERE CLOSE

THORNHILL, CF14 9AR - £328,000

 3 Bedroom(s)  1 Bathroom(s)  938.94 sq ft

JeffreyRoss are pleased to bring to the market this rare opportunity to acquire a three bedrooms detached family home in the popular area of Thornhill. The property briefly comprises Entrance hallway, good size living room and fitted kitchen diner with French doors onto an impressive garden for the area. To the first floor are three good size bedrooms and family bathroom. The property has been well maintained and further benefits detached single garage and driveway parking. The plot size of this property offers real potential to extend subject to the necessary planning permissions. The property is offered to the market with no ongoing chain and would make a lovely family home or buy to let investment given the strength of rent in the area currently and the ease of access to the train station.

Take a closer look at our interactive walk through tour.



### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreyross.co.uk  
02920 499680  
Director

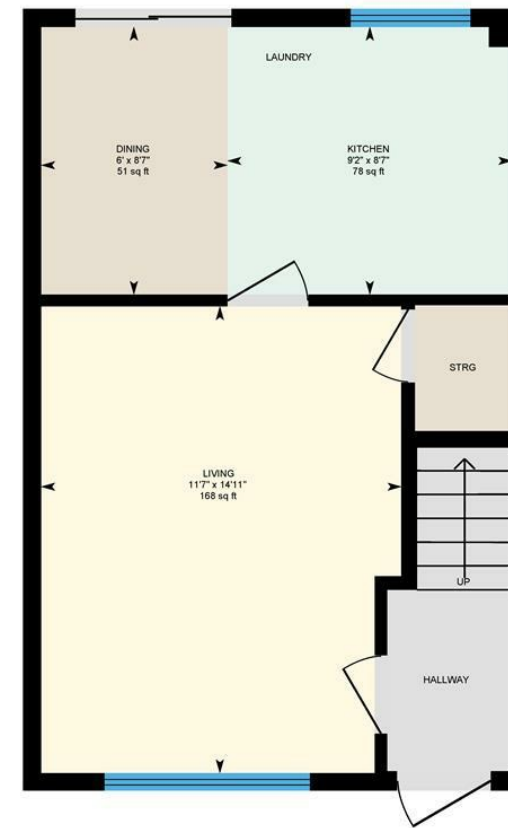




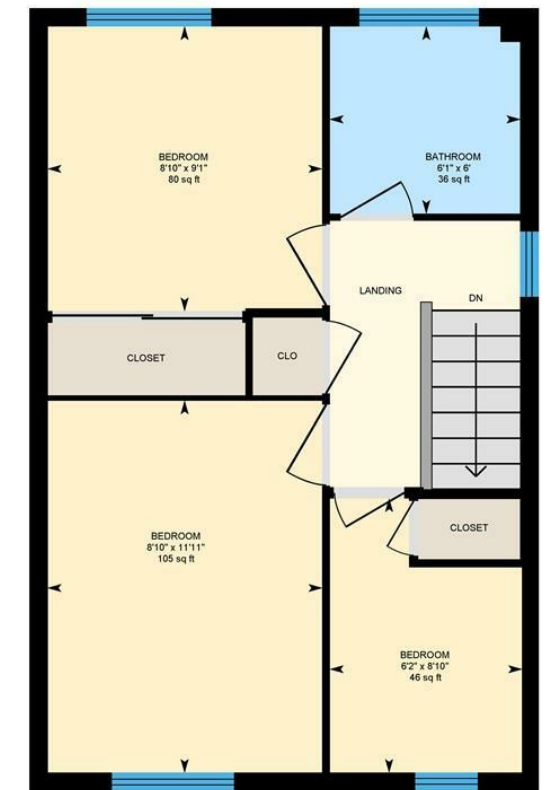
Bedavere Close, Thornhill, Cardiff

## Bedavere CI, Thornhill, CRF

Main Building: Total Interior Area 723.74 sq ft



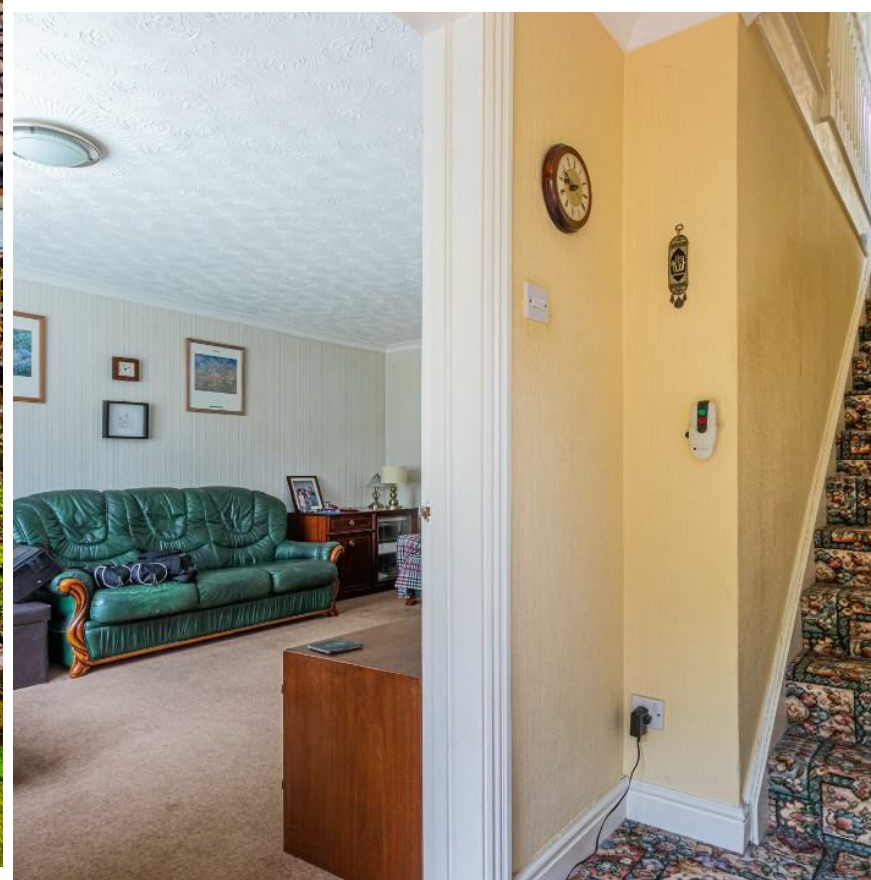
Ground Floor



1st Floor



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	