

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WOODLAWN WAY
THORNHILL



HALLWAY

LIVING ROOM

3.94m x 4.60m (12'11 x 15'1)

KITCHEN

3.91m x 2.24m (12'10 x 7'4)

TO THE FIRST FLOOR

BEDROOM 1

3.96m x 3.23m (13 x 10'7)

BEDROOM 2

1.98m x 3.71m (6'6 x 12'2)

FAMILY BATHROOM

1.88m x 1.93m (6'2 x 6'4)

GARDEN

Private Rear Garden

Patio

Lawn

Front garden

PARKING

1 x Off Road, Private Parking Space for up to 2 Cars.

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

Thornhill Primary School (year 2023-24)

Thornhill Primary School (year 2024-25)

My English medium secondary catchment area is

Llanishen High School (year 2023-24)

Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is

Ysgol Y Wern (year 2023-24)

Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Glantaf (year 2023-24)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

COUNCIL TAX

Band - D

SOLAR PANELS

Provide an Income of approx £100 pcm.

This is index linked and will rise each year, guaranteed for up to 13 years.

ADDITIONAL INFORMATION

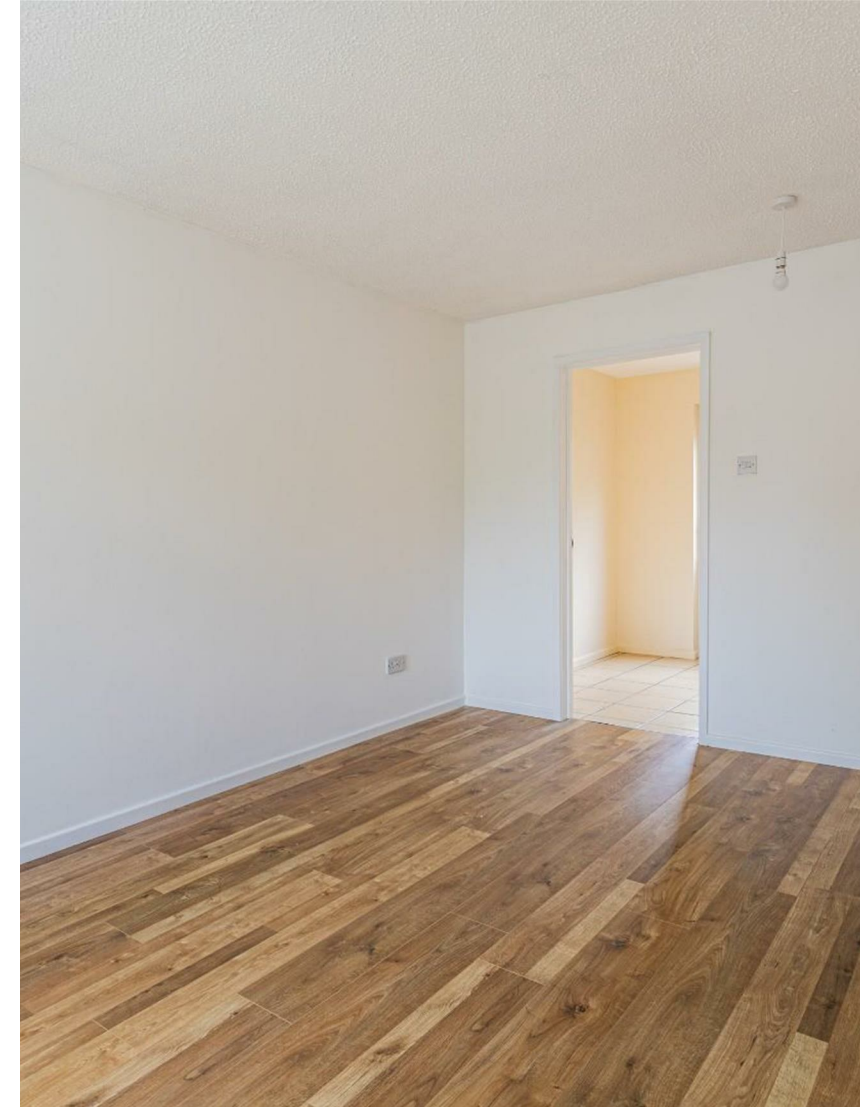
Solar Panels Provide Additional Income

Rental Income Potential.

Recently Renovated.

New Carpets




New Flooring





WOODLAWN WAY

THORNHILL, CF14 9EB - £235,000

 2 Bedroom(s)  1 Bathroom(s)  588.00 sq ft

Jeffrey Ross are proud to present 44, Woodlawn, the property is 'Chain Free' so is ideal for a young family, investors, a professional couple or first time buyers, looking to move without the hassle of being in a long chain. Solar Panels on the roof provide an extra income for any prospective buyer.

The whole house is beautifully presented, and has been fully redecorated and refurbished, with fresh paint, new carpets, new flooring, the internal doors have also been replaced. With private driveway parking for up to 2 cars, the property features a fairly new kitchen and refurbished bathroom. The kitchen features the usual amenities including an electric oven and gas hob, a condensing boiler which has been serviced annually, and space for free standing fridge/freezer and washing machine. The electrics were upgraded just over a year ago.

Upstairs, you'll find the lovely, refurbished family bathroom, featuring a shower over bath. The large, bright, master bedroom, has a fitted wardrobes with plenty of storage space. The 2nd Bedroom is a good size, perfect as a children's bedroom or home office.

Step outside into the delightful rear garden, complete with a small patio area.

The property has easy access to the motorway, perfect for a commute. With the extra income from the solar panels on the roof, excellent transport links just around the corner, great school catchment area, and amenities within walking distance, this property is the perfect starter home.

Don't miss the opportunity to make this excellent property your own – Call the office on 02920 499680 to book a viewing!

PROPERTY SPECIALIST

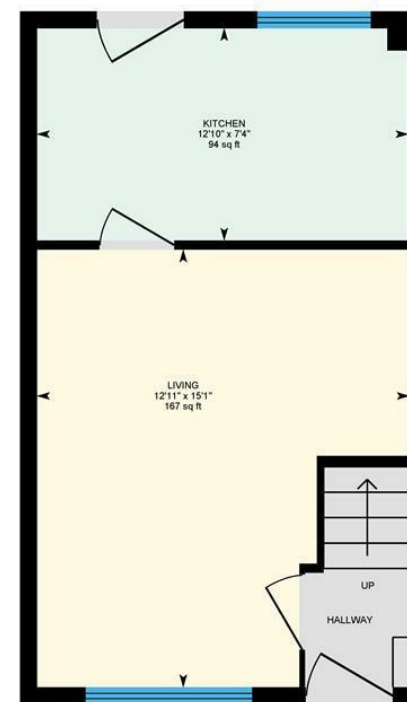
Mr Ollie Vincent
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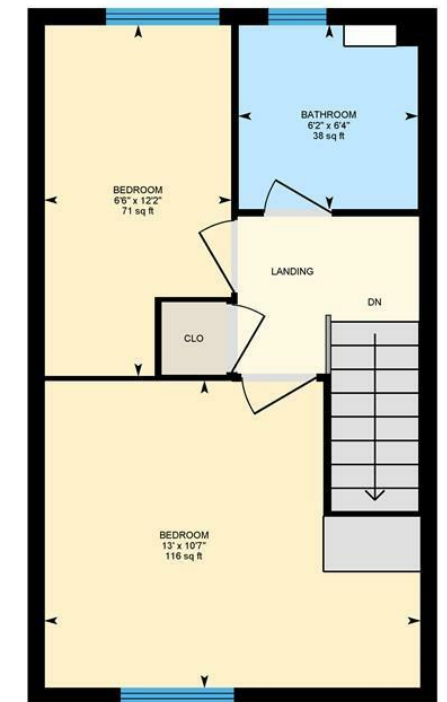


Woodlawn Way, Thornhill, CRF

Main Building: Total Interior Area 588.91 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.



Woodlawn Way, Thornhill, Cardiff



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	87
(69-80) C		
(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	