

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLOS Y BLAIDD
THORNHILL



PORCH
1.57 x 2.77 (5'1" x 9'1")

LIVING ROOM
3.79 x 4.10 (12'5" x 13'5")

KITCHEN
4.86 x 4.82 (15'11" x 15'9")

STORAGE

TO THE FIRST FLOOR

LANDING
2.77 x 2.12 (9'1" x 6'11")

BEDROOM 1
4.87 x 3.60 (15'11" x 11'9")

BEDROOM 2
2.82 x 3.05 (9'3" x 10'0")

BEDROOM 3
1.89 x 3.05 (6'2" x 10'0")

BATHROOM
1.94 x 2.12 (6'4" x 6'11")

TENURE

We are informed by our client that the property is Share of 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

ADDITIONAL INFORMATION




Income potential of £1300 PCM
New Boiler and New Radiators
New Carpets
New Fencing
Refurbished Kitchen
Great School Catchment Area





CLOS Y BLAIDD

THORNHILL, CF14 9HL - £310,000

 3 Bedroom(s)  1 Bathroom(s)  950.00 sq ft

Nestled in the tranquil Clos Y Blaidd of Thornhill, this charming 3-bedroom end terrace house is a true delight awaiting its new owners. With a fresh new driveway, a state-of-the-art boiler, and high-end specifications including a 'Honeywell' thermostat, this property exudes modern elegance. The addition of new carpets and radiators throughout adds a touch of luxury, making it the perfect abode for a young family.

The property features a terraced garden that offers privacy and serenity, ideal for relaxing or entertaining. Inside, you'll find two spacious double bedrooms and a versatile single room that could serve as a home office or a cosy children's bedroom. The modern stylish bathroom with a shower over the bath adds a contemporary flair to the home.

Step outside into the low-maintenance landscaped garden, with a large patio area and a raised terrace, with brand new fencing. The shared side access with the neighbours is a useful addition to make life easy!

Convenience is key with parking space for two vehicles on the newly laid driveway, ensuring hassle-free living. The property's prime location provides easy access to local amenities, excellent transport links to the City Centre and M4 motorway, and proximity to top-rated schools, making it an excellent choice for families.

For those considering an investment opportunity, this property is compliant to all EICR, electrical & smoke alarm safety standards and presents great potential with a rental income of up to £1300 per month.

Recent upgrades such as the new Worcester combination boiler, new carpets, new radiators, new kitchen worktops, and electrical consumer unit make this home a wise choice for both homeowners and investors alike.

In summary, this 'Chain Free' property is a rare find in a sought-after location, offering comfort, convenience, and promising potential for a bright future. Don't let this opportunity slip away - contact our office today on 02920 499680 and make this house your new home.



PROPERTY SPECIALIST

Mr Ollie Vincent
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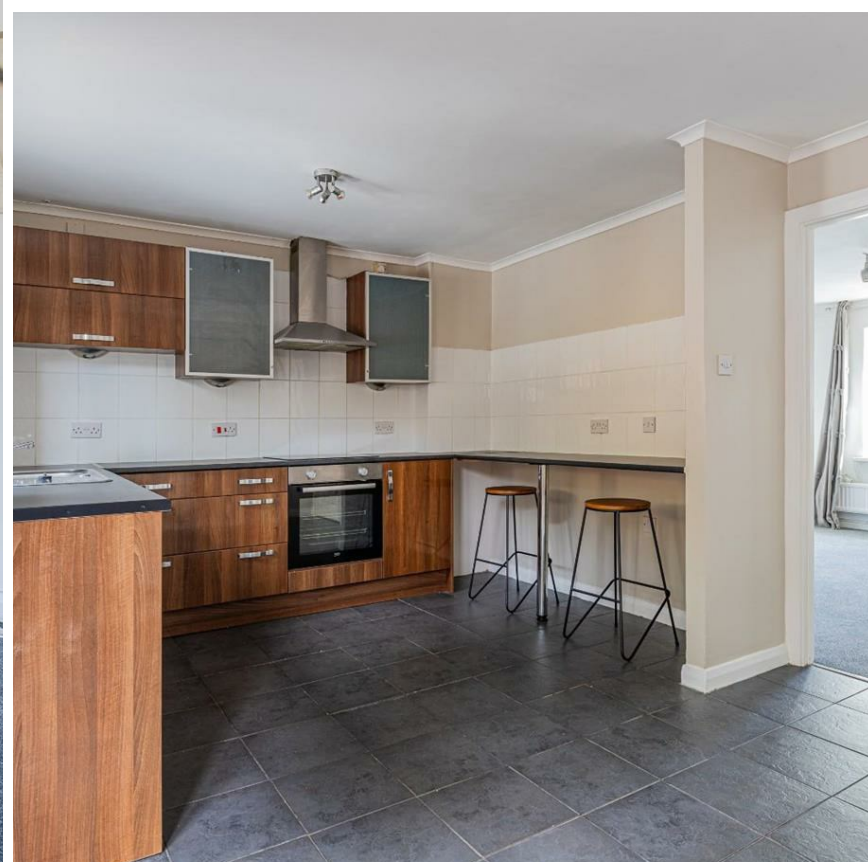
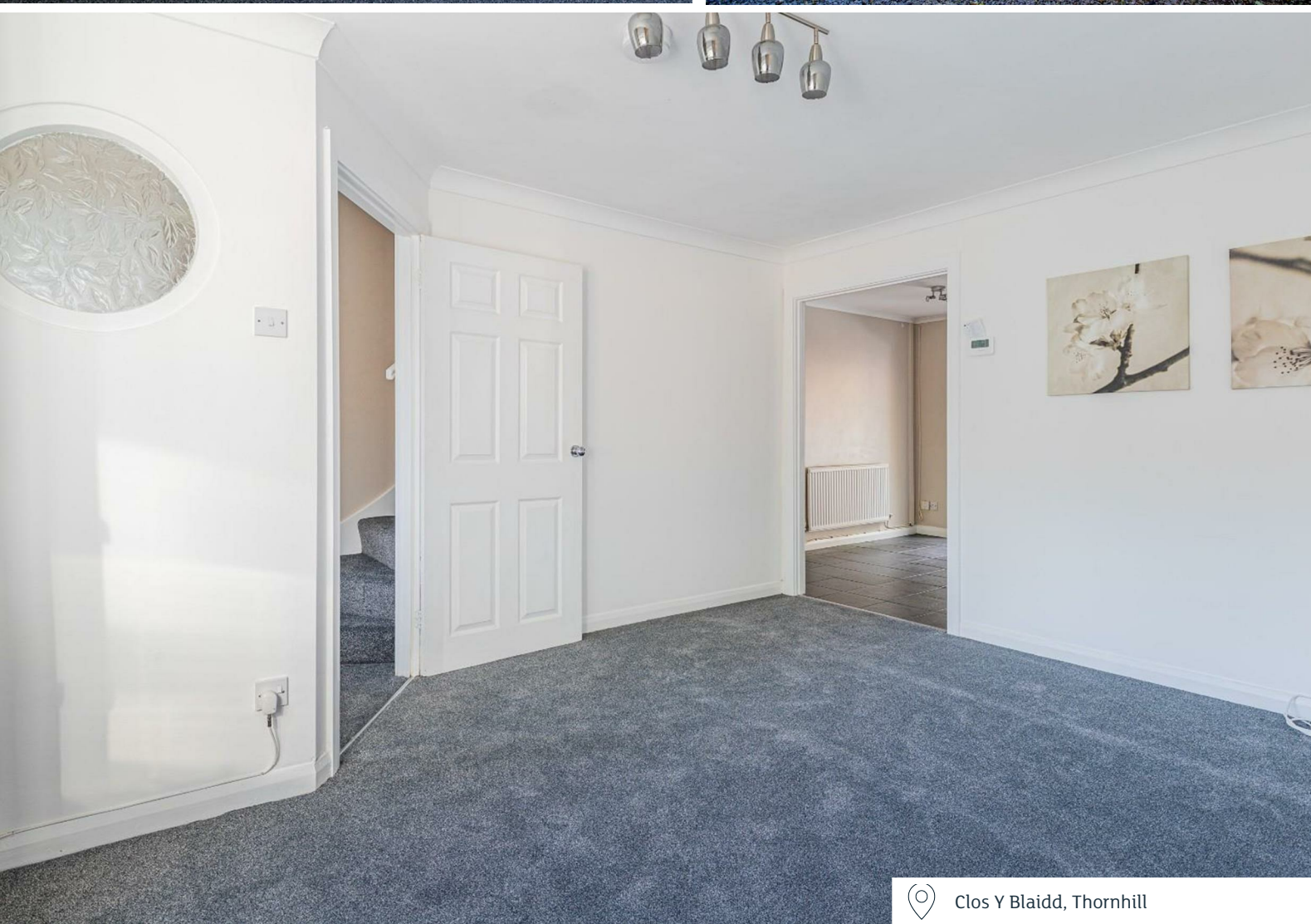


Clos Y Blaidd, Thornhill



Total Area: 88.3 m² ... 951 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	