

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



OAKRIDGE
THORNHILL



PORCH
1.35 x 0.95 (4'5" x 3'1")

STORE
0.69 x 0.95 (2'3" x 3'1")

HALL
0.90 x 3.81 (2'11" x 12'5")

LOUNGE / DINER
3.88 x 6.54 (12'8" x 21'5")

KITCHEN
2.59 x 2.57 (8'5" x 8'5")

CONSERVATORY
3.56 x 2.396 (11'8" x 7'10")

TO THE FIRST FLOOR

BEDROOM 1
2.80 x 2.96 (9'2" x 9'8")

WARDROBE (BEDROOM 1)
1.83 x 0.52 (6'0" x 1'8")

BEDROOM 2
2.92 x 2.90 (9'6" x 9'6")

BEDROOM 3
1.99 x 2.04 (6'6" x 6'8")

LANDING
1.99 x 2.42 (6'6" x 7'11")

STORE
0.81 x 0.74 (2'7" x 2'5")

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

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

ADDITIONAL INFORMATION




Driveway Parking
Conservatory
Excellent schools
Close to Amenities
Access to M4





OAKRIDGE

THORNHILL, CF14 9BU - £280,000

 3 Bedroom(s)  1 Bathroom(s)  818.00 sq ft

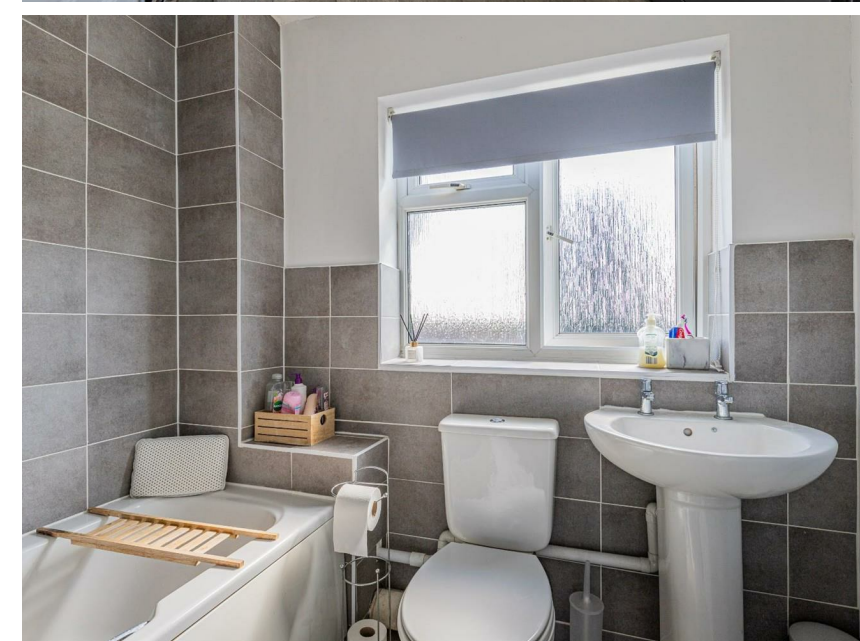
Nestled in the sought-after area of Thornhill, this 3-bedroom terraced house on Oakridge, Llanishen, Cardiff, is a true gem waiting to be discovered. Perfect for first-time buyers, small families, professional couples, or those seeking a cozy space without compromising on quality, this property has been renovated to a high standard, offering a modern and luxurious living experience.

As you enter the porch, you'll find useful storage to your right, for keeping things tidy. Step inside, and you'll be greeted by a spacious living and dining room area, perfect for relaxing or entertaining guests. The fireplace adds a touch of warmth, ideal for those chilly winter evenings.

The conservatory is a delightful addition, perfect for enjoying summer days and providing a seamless transition between indoor and outdoor living, allowing natural light to fill the space. Upstairs, two double bedrooms, one single bedroom, and a modern three-piece bathroom await, all finished to a lovely standard. The thick carpets throughout the house add a sense of comfort and warmth.

One of the highlights of this property is the easily maintainable rear garden, a true suntrap offering a serene outdoor space for relaxation or hosting gatherings. Additionally, the off-road parking adds convenience to your daily life, ensuring you always have a place to park hassle-free.

Don't miss the opportunity to make this house your home and enjoy the luxurious yet cozy lifestyle it has to offer. Book a viewing today. Contact our office on 02920 499680 to make this house your home.



PROPERTY SPECIALIST

Mr Ollie Vincent
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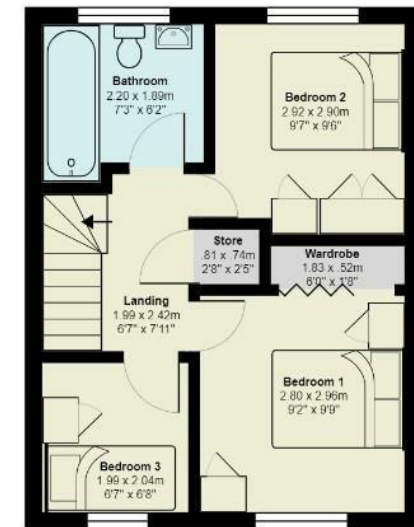


Oakridge Thornhill, Cardiff, CF14 9BU

Ground Floor
Area: 43.0 m² ... 463 ft²



First Floor
Area: 33.0 m² ... 356 ft²



Total Area: 76.0 m² ... 818 ft²

Oakridge

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		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	