

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



CLOS Y GWALCH
THORNHILL



Clos y Gwalch

Total Area: 64.0 m² ... 688 ft²

All measurements are approximate and for display purposes only



This is a lovely 'Chain Free' home in the heart of Thornhill. You could literally move in straight away. The garden is great, and the addition of the conservatory means the downstairs space is large than most in Thornhill at this price range. Call the office on 02920499680 and book your viewing today!

Comments by - Mr Ollie Vincent



CLOS Y GWALCH

THORNHILL, CF14 9JH - OFFERS OVER - £250,000

 2 Bedroom(s)  1 Bathroom(s)  688.00 sq ft

Nestled in the highly desirable area of Thornhill, Cardiff, JeffreyRoss is pleased to present this CHAIN FREE, charming two-bedroom house, an ideal choice for young professionals and first-time buyers alike. This property has been meticulously maintained, allowing for a seamless move-in experience.

Upon entering, you are welcomed by a bright hallway that leads to a practical utility space and a modern fitted kitchen, designed with both functionality and style in mind. The kitchen flows into a spacious living area, perfect for relaxation and social gatherings. A standout feature of this home is the contemporary conservatory, which boasts double doors that open onto a beautifully landscaped garden. This outdoor space is perfect for entertaining or simply enjoying a quiet evening with decking area at the rear to catch the last rays of evening sun, complete with some recently installed fencing for added privacy.

The first floor comprises two generously sized bedrooms, one Double and one Single. The master bedroom features an open fitted wardrobe that provides ample storage. The family bathroom is well-appointed, catering to all your needs with ease.

The garden is equally impressive, featuring a good-sized area with raised decking and astroturf, making it an inviting space for warm summer evenings. Additionally, the property benefits from driveway parking, ensuring convenience for both you and your guests.

This home is ideally located for easy access to Salisburys on Excalibur drive, Lisvane Train Station and Llanishen Village. Furthermore, it falls within an excellent school catchment area, making it a fantastic choice for families.

In summary, this beautifully presented property offers a harmonious blend of modern living and outdoor enjoyment, making it a must-see for anyone looking to settle in a vibrant community. With its excellent rental potential, it also presents a promising investment opportunity. Call the office and book your viewing today!

PROPERTY SPECIALIST

Mr Ollie Vincent
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Entrance Hall

Utility Room

Kitchen
1.91m x 2.64m (6'3 x 8'8)

Living Room
4.14m x 3.73m (13'7 x 12'3)

Conservatory
2.87m x 2.79m (9'5 x 9'2)

To the First Floor

Landing

Bedroom 1
3.05m x 2.62m (10'0 x 8'7)

Bedroom 2
2.03m x 2.95m (6'8 x 9'8)

Bathroom
0.30m x 0.30m (1'96 x 1'89)

Garden

Private Rear Garden
Decking
AstroTurf

Additional Information

A previous rental, so has had yearly gas safety, yearly EICR certificates and wired in smoke alarms, as per Rent Smart Wales.
Can provide a regular monthly income.
Current Rental amounts TBC.

School Catchment

English medium primary catchment area is
Thornhill Primary School (year 2024-25)

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

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

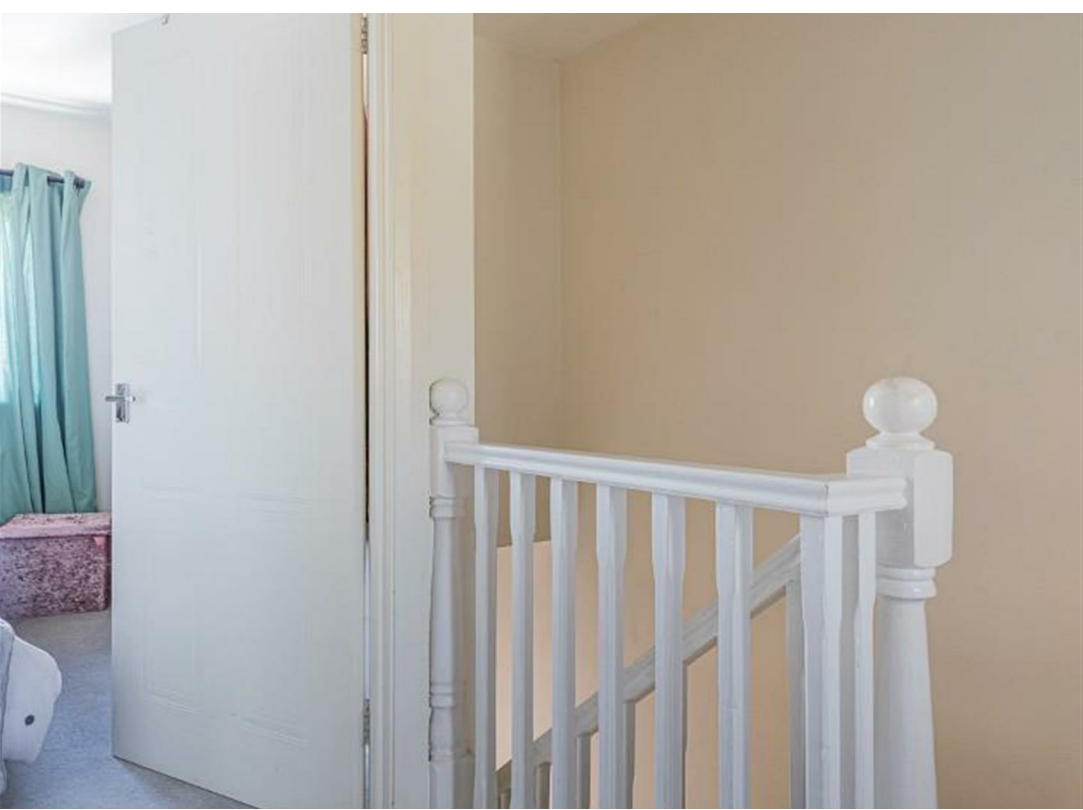
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



