

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



FAIRTHORN CLOSE



Fairthorn Close

Total Area: 158.1 m² ... 1701 ft²

All measurements are approximate and for display purposes only



This is a lovely 4 bed, detached house in the heart of Thornhill. The property is sold as Chain Free for an easy purchase. Driveway parking, a detached double garage and a generous plot size, with beautifully established garden. This charming property has been carefully looked after throughout ownership. This is a perfect opportunity to purchase a four bedroom detached home. Call the office on (029) 2049 9680, and book your viewing today!
Comments by - Mr Ollie Vincent



FAIRTHORN CLOSE

, CF14 9FG - ASKING PRICE - £585,000



4 Bedroom(s)



2 Bathroom(s)



1701.00 sq ft

Nestled in the charming neighbourhood of Fairthorn Close, Cardiff, this delightful detached house presents an exceptional opportunity for those seeking a spacious family home. Constructed in the late 1980s, the property features a number of well proportioned reception rooms, perfect for both family living and entertaining guests.

Upon entering, through the Porch and into the hallway filled with natural light, creating a warm and inviting atmosphere. To your right is the larger of the 3 reception rooms, with double doors opening to the garden. The remaining 2 rooms can be used as formal dining area, a snug, a home office or even a playroom for children. The kitchen is a good size, with space for a smaller dining table and chairs. There is a useful, separate utility space with an external door. Perfect after muddy walks in the surrounding countryside.

The property boasts four well-proportioned bedrooms. 3 Doubles and one single. The main bedroom features an en-suite bathroom, whilst both bedroom one and two come equipped with fitted wardrobes for extra storage. A nicely presented family bathroom completes the floor with a handy linen cupboard. Again, storage is not an issue!

Step outside into the well-maintained, established garden, with plenty of room for outdoor activities with the children. The patio is the perfect size for alfresco dining in the summer.

For those needing slightly more space, there is room to extend, allowing you to tailor the home to your specific needs. The property also features a separate large double garage, providing additional storage and practicality.

Fairthorn Close is conveniently located. With Cefn Ohn Park, Caerphilly Mountain, Van Road Trails, and the Wenallt all on your doorstep, it is a nature enthusiasts dream. The easy access to local amenities, schools, and transport links, (and pub) make it an ideal choice for families and professionals alike.

Call the office on 02920 499680, and book your viewing today!

PROPERTY SPECIALIST

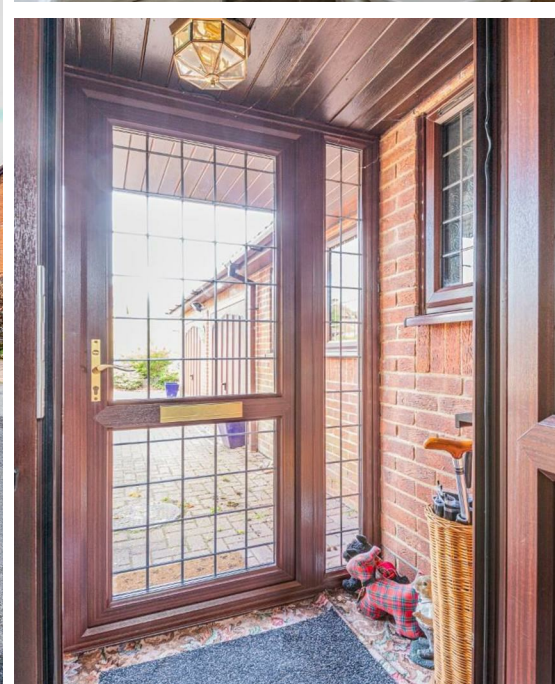
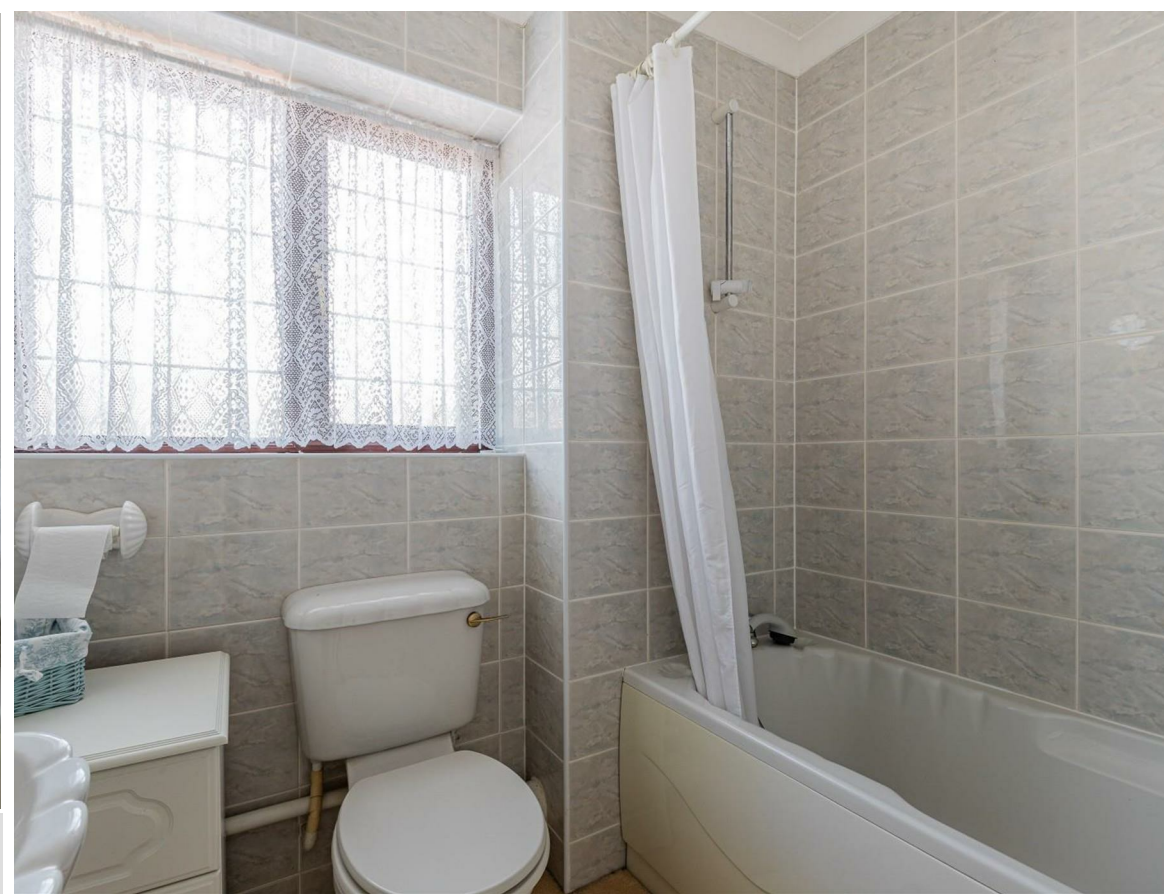
Mr Ollie Vincent
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Porch	Ensuite / Bedroom 1 2.01m x 2.13m (6'7 x 7'0)
Hallway	Bedroom 2 3.18m x 2.62m (10'5 x 8'7)
Living Room 3.84m x 5.61m (12'7 x 18'5)	Bedroom 3 2.79m x 2.92m (9'2 x 9'7)
Reception Room / Dining Room 3.99m x 3.10m (13'1 x 10'2)	Bedroom 4 2.54m x 2.01m (8'4 x 6'7)
Reception Room / Home Office 2.69m x 2.39m (8'10 x 7'10)	Family Bathroom 2.13m x 2.01m (7'0 x 6'7)
Kitchen 3.53m x 3.73m (11'7 x 12'3)	Linen Cupboard
Utility Room 1.45m x 3.02m (4'9 x 9'11)	Garden South West Facing Garden Large Lawn Patio Area
Double Garage 5.16m x 5.26m (16'11 x 17'3)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
to the First Floor	
Landing	
Bedroom 1 3.38m x 3.56m (11'1 x 11'8)	

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)
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
Council Tax Band - G
Additional Information Sold as Chain Free Southwest Facing Garden Detached Double Garage Driveway Parking



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



