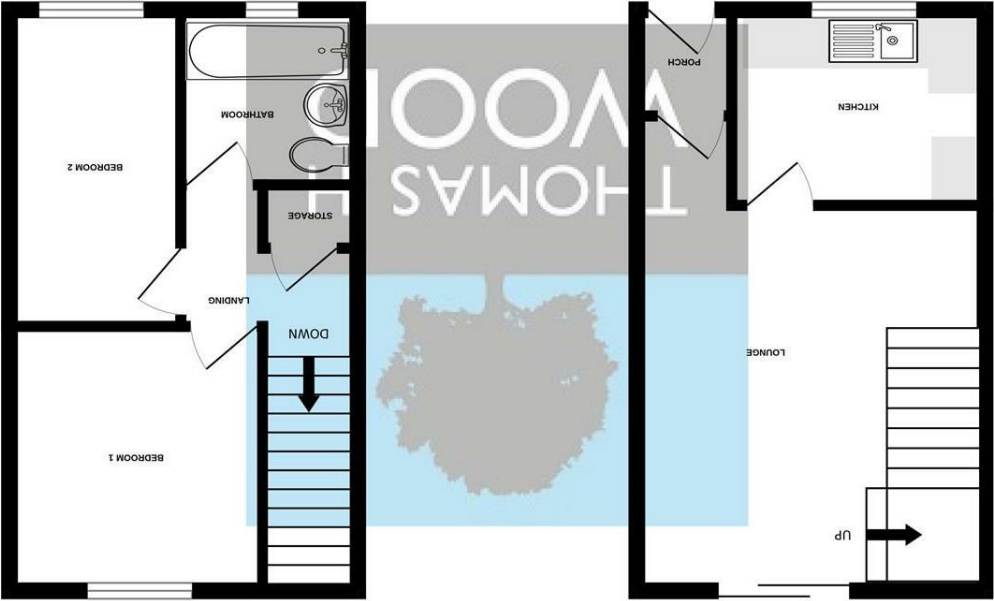


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 46.7 sq.m. (502 sq.ft.) approx.



GROUND FLOOR  
23.3 sq.m. (251 sq.ft.) approx.

1ST FLOOR  
23.3 sq.m. (251 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
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	
EU Directive 2002/91/EC	
England & Wales	

CONTACT

EMAIL

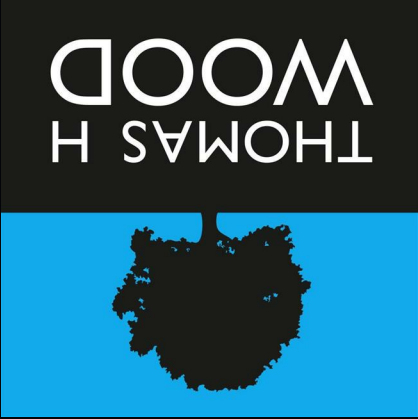
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

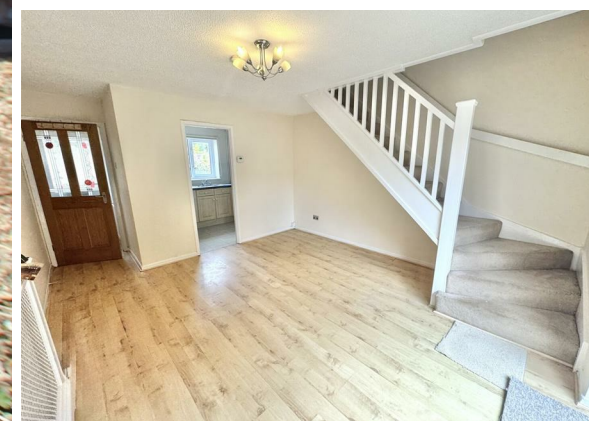
www.thomashwood.com







14 Mayhill Close,  
Thornhill, Cardiff  
CF14 9DT



Asking Price £225,000  
House - Terraced  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 502.00 sq ft**

**Current EPC Rating - C72**

**Potential EPC Rating - B82**

A delightful two bedroom mid-terrace property situated in a quiet cul-de-sac, offered to the market with no onward chain. Benefiting from a good-size enclosed rear garden and two allocated off-street parking spaces, this home is ideally located close to Lisvane & Thornhill train station, Cefn Onn Park and a range of local amenities.

The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits from gas central heating, double glazing and a well-presented rear garden with patio and mature planting.

Thornhill is a highly regarded area of North Cardiff, located approximately 5.5 miles from Cardiff city centre. The property enjoys excellent transport links and is within easy reach of the villages of Llanishen and Lisvane. Close to the excellent public transport links, highly regarded schools and the excellent local amenities.

#### **ENTRANCE HALL**

Hallway leading to lounge//diner.

#### **LOUNGE/DINER**

4.65m x 2.97m widening to 3.94m (15'3" x 9'8" widening to 12'11")  
A rear aspect reception with double glazed sliding doors, laminate flooring and radiator panel. Door to the kitchen and stairs rising to the first floor.

#### **KITCHEN**

3.91m x 2.18m (12'9" x 7'1")  
Fitted with a range of wall and base units with worktops, space and plumbing for washing machine and fridge freezer. Radiator, tiled splash backs, and housing for gas combination boiler.

#### **LANDING**

With loft access hatch, and access to bedrooms and bathroom.

#### **BEDROOM ONE**

3.23m x 3.33m (10'7" x 10'11")  
Front aspect double bedroom with double glazed window, radiator and fitted wardrobes dresser and chest of drawers.

#### **BEDROOM TWO**

1.91m x 3.61m into recess (6'3" x 11'10" into recess )  
Rear aspect with double glazed window and radiator.

#### **BATHROOM**

1.91m x 1.88m (6'3" x 6'2")  
Comprising WC, wash basin and bath with shower over. Radiator, part tiled walls and tiled flooring.

#### **OUTSIDE**

##### **FRONT GARDEN**

Gravel frontage and path to front door.

##### **REAR GARDEN**

Enclosed garden with patio, slate chippings, mature shrubs, flower borders, timber storage shed and gated access to rear.

#### **PARKING**

One allocated parking space located to the right-hand side of the cul-de-sac in a residents' car park.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

Band D





