

Clos Y Hebog

THORNHILL, CARDIFF, CF14 9JL

ASKING PRICE £340,000

**Hern &
Crabtree**



Clos Y Hebog

No Onward Chain - This charming three-bedroom detached house is ideally situated in a quiet cul-de-sac in the desirable Thornhill area, offering a peaceful and family-friendly environment. The property benefits from its prime location, being within walking distance of Thornhill Primary School and conveniently positioned in the catchment area for Llanishen High School. It is also just a short distance from local amenities, making it an excellent choice for those seeking convenience and ease of access to everyday essentials. Additionally, the property is well-served by transport links, with Lisvane and Thornhill train stations nearby, providing direct access to Cardiff and beyond.

Inside, the ground floor features a lounge, perfect for relaxing and entertaining, a kitchen diner with a conservatory to the rear adding additional living space and views of the garden, making it an ideal spot to enjoy all seasons. A convenient WC is also located on the ground floor. Upstairs, you'll find three bedrooms. The master bedroom benefits from an en-suite bathroom for added privacy and convenience. The remaining bedrooms are well-proportioned and ideal for family living or home office use. A family bathroom completes the upper floor.

Externally, the property boasts a well-maintained rear garden, offering a perfect outdoor space for relaxation, gardening, or play. At the front of the house, there are two parking spaces, ensuring off-road parking is never a concern. This property is a fantastic opportunity for families or professionals seeking a peaceful yet well-connected location, with excellent local schools, amenities, and transport links right at your doorstep.

Virtually Staged



897.00 sq ft

Entrance Hall

Entered via a composite door with obscure glazed panels. Stairs to the first floor, coved ceiling, radiator. Doors to:

WC

3'7 x 4'9

Double obscure glazed window to the rear, radiator, WC, wash hand basin. Laminate flooring.

Living Room

12'7 x 14'0

Double glazed windows to the front. Radiator, coved ceiling, gas fireplace with stone surround. Double doors to the kitchen diner.

Kitchen Diner

16'1 x 9'9

Double glazed window to the conservatory. Double glazed patio doors to the conservatory. Wall and base units with complimentary work tops over, tiled splash back. Stainless steel sink and drainer, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher. Laminate flooring, coved ceiling, radiator. Large under stair storage cupboard with light 6'8 x 3'0.

Conservatory

8'0 x 12'9

Double glazed window and doors from the kitchen diner. Laminate floor. Glass ceiling and double glazed glass windows. Double glazed patio door to the side.

First Floor

Stairs rise up from the entrance hall.

Landing

Loft hatch access, airing cupboard housing the water tank. Doors to:

Bedroom One

12'9 x 8'6

Double glazed window to the front, radiator, door to en suite.

En suite

5'6 x 5'8

Double obscure glazed window to the front, corner shower cubicle, tiled splash back. Laminate flooring. WC, wash hand basin, radiator.

Bedroom Two

9'3 x 8'11

Double glazed window to the rear, radiator.

Bedroom Three

8'11 x 6'7

Double glazed window to the rear, radiator.

Bathroom

6'3 x 6'2

Double obscure glazed window to the side, radiator, WC, wash hand basin. Bath with shower attachment, tiled wall. Laminate flooring.

External

Front

Rear Garden

Enclosed rear garden with external cold water tap, accessed from conservatory. Steps to paved area with pond, steps up to decked tier. Mature flowerbed to the right hand side. Timber fencing. Storage area to the side of the property, gate to the front.

Front

Graveled area with central flower bed, flower bed to the side. Two parking spaces to the front and steps up to the front of the property.

Singe Garage

Power and light

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - D
Council Tax Band -

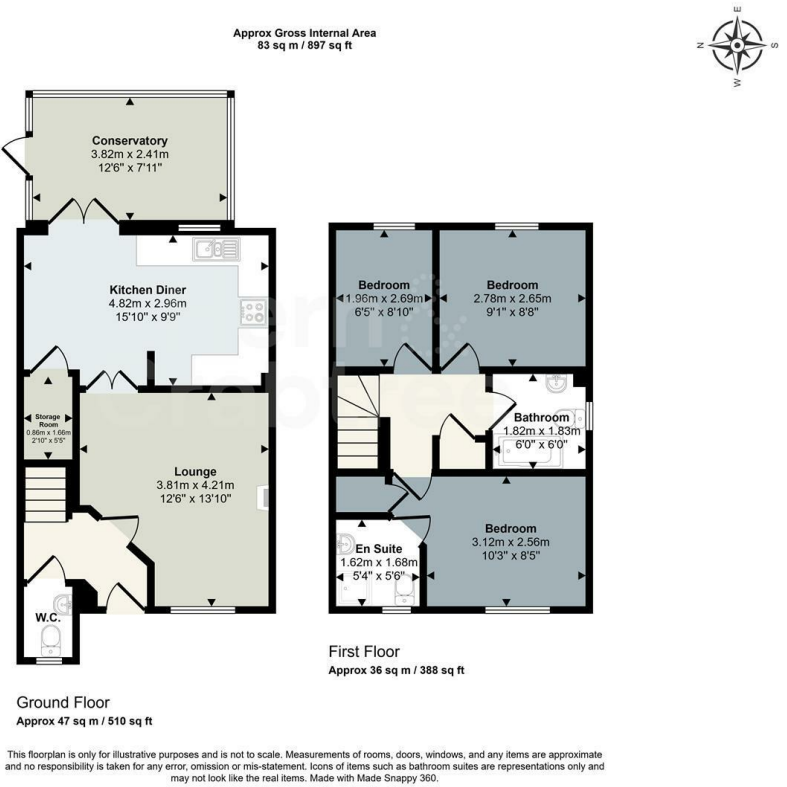
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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