



**2 Clos Thomas, Cardiff, CF3 6YR**  
**Offers In Excess Of £280,000**

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# 2 Clos Thomas, Cardiff, CF3 6YR

## Offers In Excess Of £280,000



### An Exemplary Family Home in St Edeyrns Village

Nestled in the heart of St Edeyrns Village, this stunning three-bedroom semi-detached house is a perfect embodiment of modern family living. Recently constructed, it offers a harmonious blend of style, comfort, and practicality, making it an ideal choice for families and professionals alike. Situated in the sought-after St Edeyrns Village, this property enjoys the tranquility of suburban life while being conveniently close to Cardiff's vibrant city center. Its proximity to top-rated schools, local amenities, and major transport links like the M4 motorway makes it an ideal spot for families and commuters. Reflecting modern building standards, the house is equipped with energy-efficient features such as a combi-boiler and double-glazed windows. These elements not only contribute to a reduced carbon footprint but also promise lower utility bills. This three-bedroom home in St Edeyrns Village is more than just a house; it's a canvas for memories, a haven of comfort, and a testament to modern living. Its well-thought-out design, prime location, and quality fittings make it an ideal home for those seeking a blend of style, comfort, and convenience in Cardiff.

### Welcoming Entrance Hall

The journey into this delightful home begins in the entrance hall, where a composite door with obscure double glazed windows welcomes you. The wood effect cushion flooring, smooth walls, and ceiling set a tone of understated elegance, leading to a spacious lounge and a practical cloakroom with carpeted stairs leading to the first floor.

### Lounge: A Space to Unwind

11'9" x 14'4" max (3.59m x 4.37m max)

The lounge, accessed via a white wooden door, is a haven of relaxation. Carpeted flooring, smooth walls, and a large UPVC double glazed window create a warm, inviting atmosphere. The under-stairs storage cupboard adds a practical touch to this comfortable living space.

### Kitchen/Diner: Heart of the Home

8'10" x 15'3" (2.70m x 4.66m)

The open-plan kitchen/diner, the centerpiece of the house, is where culinary magic and family moments intertwine. Modern

base, eye-level, and drawer units complement the stainless steel sink with space for appliances. The French patio doors lead to the rear garden, inviting natural light and offering a seamless indoor-outdoor living experience.

### Convenient Cloakroom

3'3" x 5'6" max (1.00m x 1.68m max)

The ground floor also houses a cloakroom, fitted with a two-piece suite and stylish splashback tiles. This feature adds a layer of convenience, especially for guests.

### First Floor Landing: Private Sanctuaries

Upstairs, the carpeted landing leads to three bedrooms and a family bathroom. The master bedroom, with its ensuite shower room and built-in wardrobe, offers a private retreat. The other two bedrooms, each with their own charm, overlook the scenic rear garden.

### Master Bedroom

9'6" x 12'2" max (2.91m x 3.71m max)

A serene sanctuary offering carpeted comfort, ample natural light from a front-facing double glazed window, built-in wardrobe, and direct access to a private ensuite.

### Modern En-Suite Shower Room

5'4" x 6'2" max (1.65m x 1.88m max)

This en-suite, attached to the master bedroom, epitomizes modern elegance. It's efficiently laid out with a walk-in corner shower cubicle featuring a high-quality power shower for a refreshing experience. The square pedestal wash basin with a mixer tap and a low-level water closet are set against a backdrop of tastefully tiled splashbacks, combining aesthetic appeal with practicality. Wood effect cushion flooring adds warmth, and an extractor fan ensures a fresh, moisture-free environment. A UPVC double glazed obscure window provides both natural light and privacy.

### Bedroom Two

7'6" x 8'11" (2.31m x 2.72m)

A cozy retreat, carpeted and well-lit, overlooking the rear garden with a peaceful ambiance, ideal for rest and relaxation.

### Bedroom Three

6'0" x 7'8" (1.83m x 2.34m)

Compact and versatile, this room is perfect as a child's bedroom or study, with rear garden views and a soothing decor palette.

### Comfortable Family Bathroom

5'10" x 5'10" (1.79m x 1.80m)

The family bathroom is a harmonious blend of style and usability. It houses a white three-piece suite: a low-level water closet, a square pedestal wash basin with a mixer tap, and a panelled bath equipped with a mixer tap, perfect for relaxing soaks. The design is elevated by the wood effect cushion flooring and smooth walls adorned with tasteful tiled splashbacks. An extractor fan and a UPVC double glazed obscure window to the side ensure the space is well-ventilated and lit, creating a serene and refreshing bathroom experience.

### Outdoor Living: A Blend of Beauty and Functionalit

The property's external features are just as impressive as its interior. The front garden, with a driveway accommodating two cars, sets the stage with its neatly arranged lawn and bark chippings. The rear garden, accessible through the kitchen/dining room's French patio doors, is a true outdoor sanctuary. It boasts a patio area, a raised platform for alfresco

dining, and an astroturf lawn, all enclosed by wooden fences and brick walls for privacy.

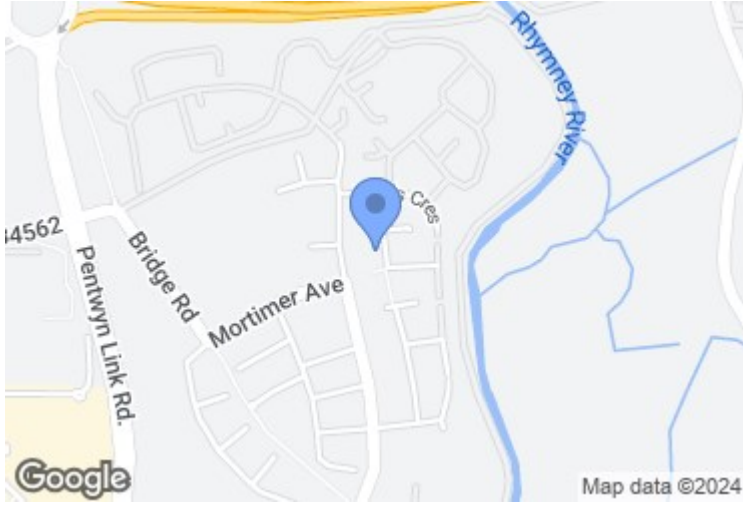
### Tenure

We have been advised that the property is FREEHOLD, and is being sold with NO CHAIN.

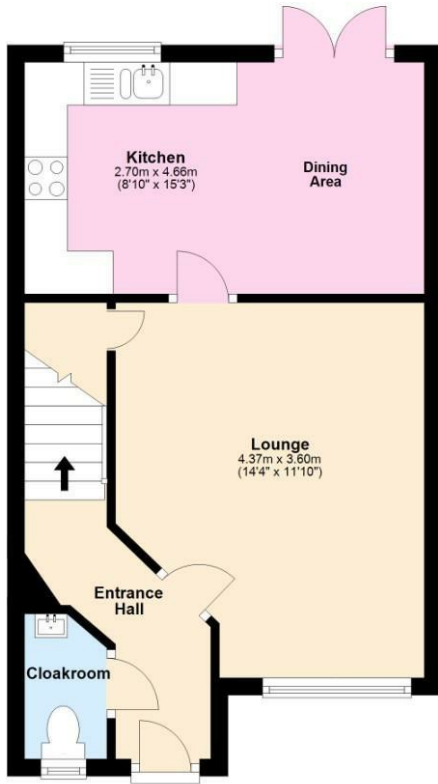
### Council Tax

Band D.

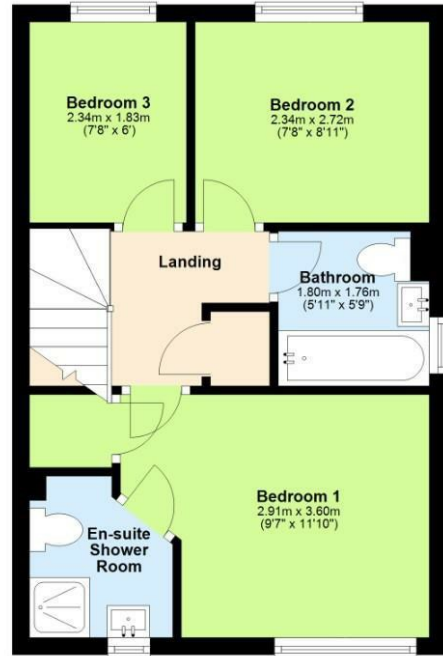




### Ground Floor



### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
82	95

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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