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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Spring Grove*

THORNHILL





*A fantastic opportunity to purchase a well-presented home in sought-after Thornhill, offered with no onward chain. Ideal for first-time buyers, investors or small families. Ready to move straight into and well located for local amenities.*

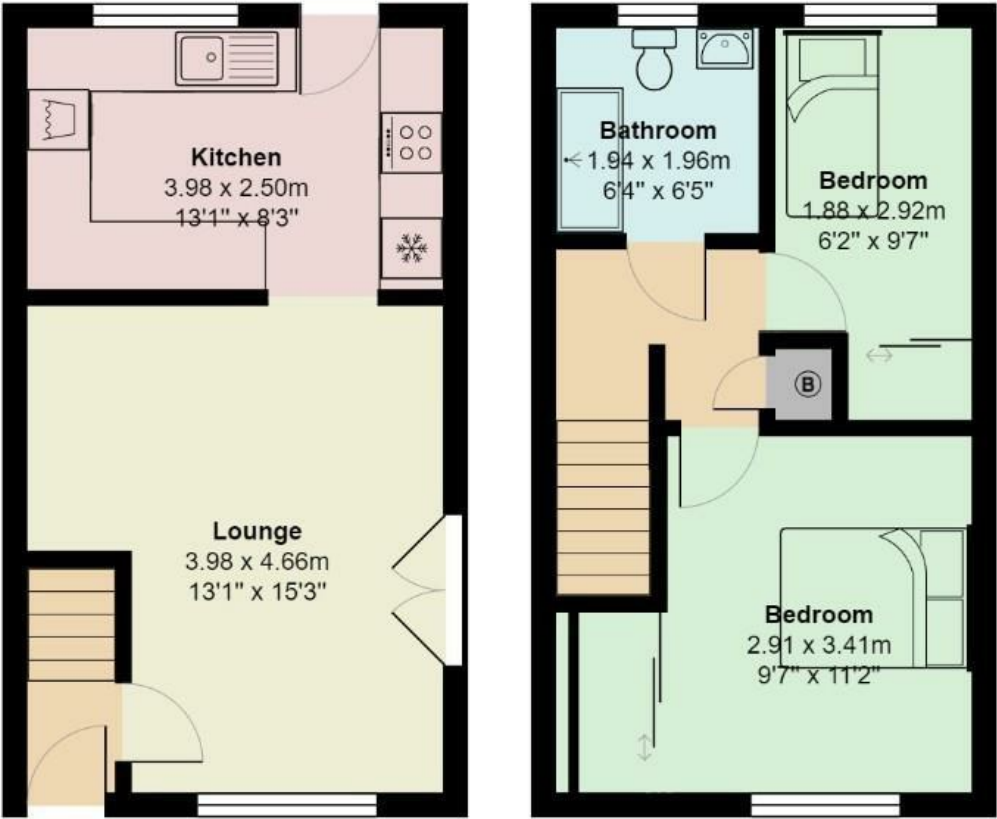
Comments by Mr Max Tustin



**Property Specialist**  
**Mr Max Tustin**  
Sales Negotiator

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## Spring Grove, Thornhill



Total Area: 58.3 m<sup>2</sup> ... 627 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Spring Grove

Thornhill, Cardiff, CF14 9DL

Asking Price

£230,000



2 Bedroom(s)



1 Bathroom(s)



627.00 sq ft



Contact our  
**Llanishen Branch**  
02920 499680

**\*\*NO CHAIN\*\*** Tucked away in a quiet corner of Thornhill, just a short walk from Excalibur Drive and its popular retail park, this beautifully presented two-bedroom mid-link home offers stylish, move-in-ready living.

The property features an inviting entrance hallway leading to a spacious lounge, which flows through to a well-appointed kitchen with generous worktop and storage space. Upstairs, there are two bedrooms including a well-proportioned double with fitted wardrobes, alongside a versatile second room ideal as a single bedroom, home office or nursery. The modern bathroom is fitted with a walk-in shower, WC and wash basin.

To the rear, the property benefits from a low-maintenance, fully paved garden—perfect for easy outdoor living. An ideal purchase for first-time buyers, investors or small families alike.





Lounge 13'0" x 15'3" (3.98 x 4.66)

Kitchen 13'0" x 8'2" (3.98 x 2.50)

Landing

Master bedroom 9'6" x 11'2" (2.91 x 3.41)

Bedroom two 6'2" x 9'6" (1.88 x 2.92)

Bathroom 6'4" x 6'5" (1.94 x 1.96)

School catchment

English medium primary catchment area is  
Coed Glas Primary School

English medium secondary catchment area is  
Llanishen High School

Welsh medium primary catchment area is  
Ysgol Y Wern

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf

Council tax

D

Tenure

We are informed by our client that the property is Freehold, this is  
to be confirmed by your legal advisor.

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 89                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 73      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

