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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Angelica Way*

THORNHILL



*A an opportunity to purchase in the sought after area of Thornhill, with no onward chain, a must see!*

Comments by Ms Nadia Refae



**Property Specialist**

**Ms Nadia Refae**

Valuer

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Comments by the Homeowner



Total Area: 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Angelica Way

Thornhill, Cardiff, CF14 9FJ

Asking Price

£360,000



3 Bedroom(s)



1 Bathroom(s)



994.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Welcome to this charming three-bedroom semi-detached house located on Angelica Way in the desirable area of Thornhill, Cardiff. Spanning an impressive 994 square feet, this property offers a perfect blend of comfort and practicality, making it an ideal choice for first-time buyers.

Upon entering, you will find the reception room and conservatory that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle.

The property boasts three inviting bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximise space and natural light, creating a warm and welcoming atmosphere throughout. The bathroom is well-equipped, catering to the needs of a modern family.

One of the standout features of this home is the garage, providing additional storage or parking options, which is a valuable asset in this sought-after location. Furthermore, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Situated in Thornhill, you will benefit from a friendly community atmosphere, with local amenities, schools, and parks just a stone's throw away. This property presents an excellent opportunity for those looking to step onto the property ladder in a vibrant and family-friendly neighbourhood.

In summary, this semi-detached house on Angelica Way is a fantastic option for first-time buyers seeking a comfortable and well-located home. Don't miss the chance to make this delightful property your own.



**Hall**

**W/C**

**Living Room 11'11" x 14'1" (3.65 x 4.30)**

**Kitchen / Breakfast Room 15'4" x 9'10" (4.68 x 3.00)**

**Conservatory**

**Landing**

**Master Bedroom 13'3" x 8'6" (4.05 x 2.60)**

**Shower Room**

**Bedroom Two 9'2" x 9'0" (2.80 x 2.75)**

**Bedroom Three 5'10" x 9'0" (1.78 x 2.75)**

**Tenure**

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

**EPC**

C

**Council Tax**

E

**School Catchment**

My English medium primary catchment area is  
Coed Glas Primary School  
Thornhill Primary School  
Llysfaen Primary School

My English medium secondary catchment area is  
Llanishen High School

My Welsh medium primary catchment area is  
Ysgol Y Wern

My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf

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			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

