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Threipland Drive

HEATH



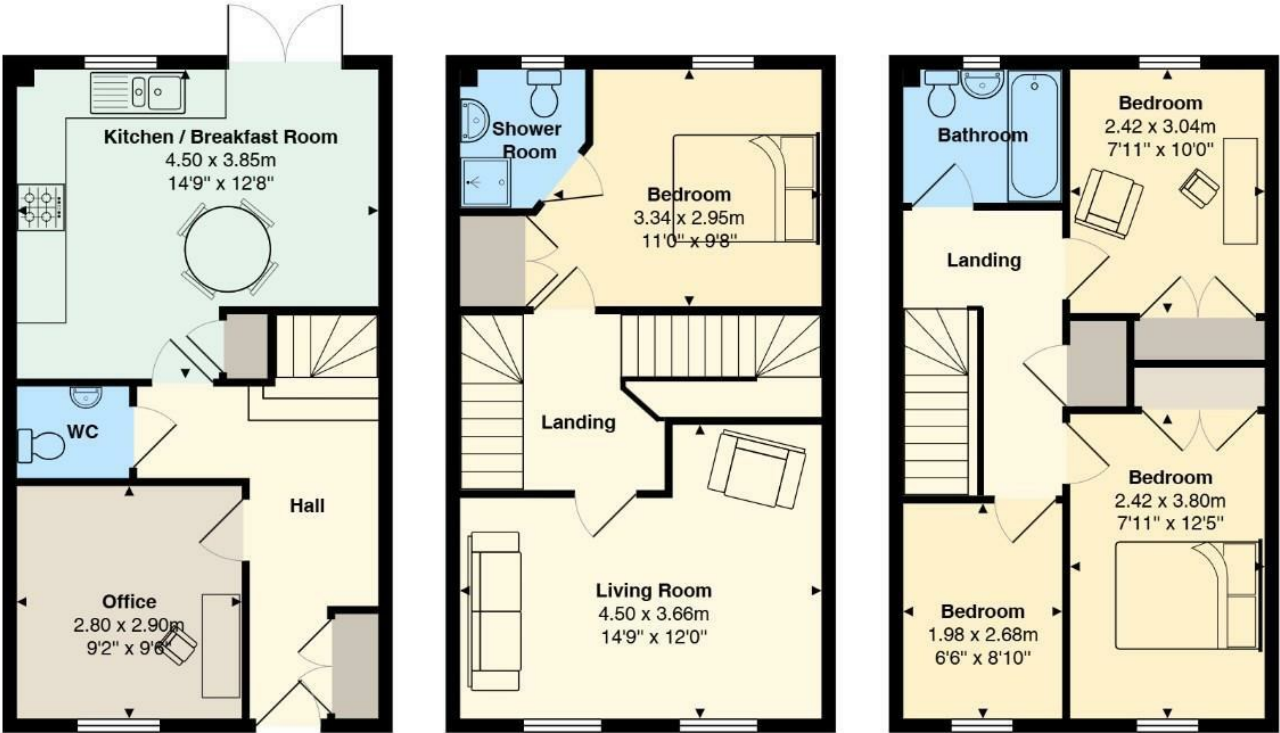
Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

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Threipland Drive



Total Area: 108.8 m² ... 1171 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Threipland Drive

Heath, Cardiff, CF14 4PY

Offers Over

£380,000



4 Bedroom(s)



2 Bathroom(s)



1171.00 sq ft



Contact our
Llanishen Branch
02920 499680

Welcome to this stunning four-bedroom townhouse located on Threipland Drive. This modern property boasts a stylish decor throughout, making it an ideal choice for those looking to move in without the need for any renovations. Spanning an impressive 1171 square feet, the home offers ample space for families or professionals seeking comfort and convenience.

As you enter, you will find a well-designed layout that includes a downstairs toilet, ensuring practicality for everyday living. The property features an ensuite bathroom in the master bedroom, alongside a main bathroom, providing plenty of facilities for all residents.

One of the standout features of this townhouse is the inclusion of an electric vehicle (EV) charger, catering to the needs of modern living and promoting sustainable transport options.

The location is superb, with excellent transport links that make commuting a breeze. Additionally, you will find a variety of local amenities just a stone's throw away, ensuring that everything you need is within easy reach.

This property is not just a house; it is a home ready for you to create lasting memories. Do not miss the opportunity to make it yours.

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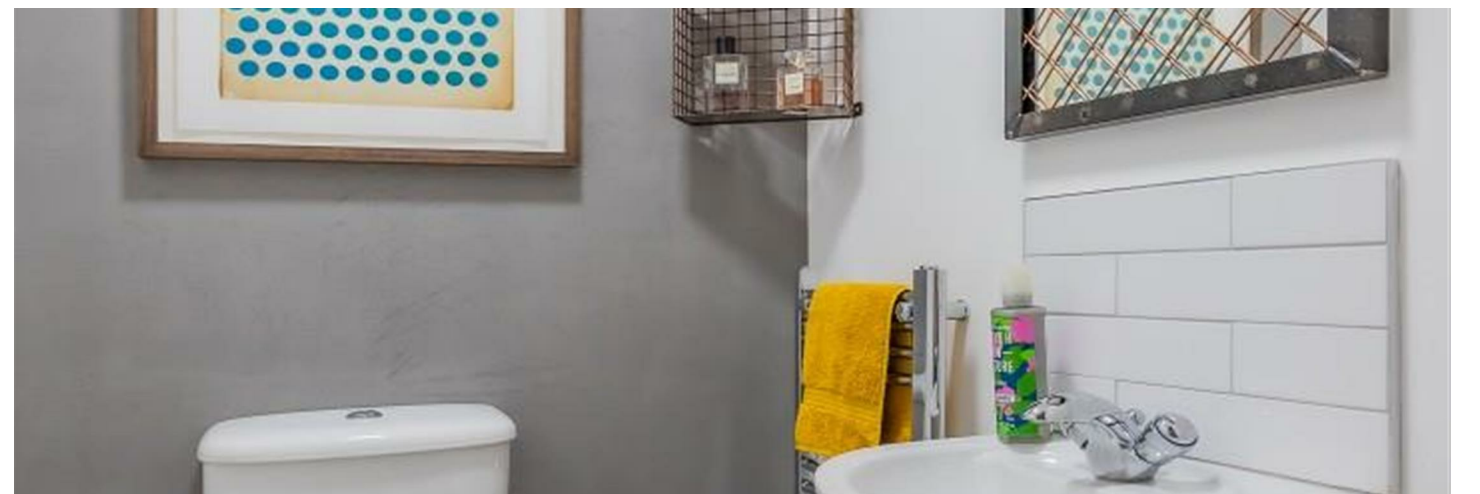
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Hall	Bedroom Four 6'5" x 8'9" (1.98 x 2.68)
Office 9'2" x 9'6" (2.80 x 2.90)	Garden
W/C	Tenure
Kitchen/Breakfast Room 14'9" x 12'7" (4.50 x 3.85)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Landing	Council Tax
Living Room 14'9" x 12'0" (4.50 x 3.66)	F
Master Bedroom 10'11" x 9'8" (3.34 x 2.95)	EPC
Shower Room	C
Landing	School Catchment
Bathroom	My English medium primary catchment area is Ton-Yr-Ywen Primary School
Bedroom Two 7'11" x 12'5" (2.42 x 3.80)	My English medium secondary catchment area is Llanishen High School
Bedroom Three 7'11" x 9'11" (2.42 x 3.04)	My Welsh medium primary catchment area is Ysgol Y Wern
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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

