

JENKINS & BAILEY



13 A Clos Y Carlwm
Cardiff

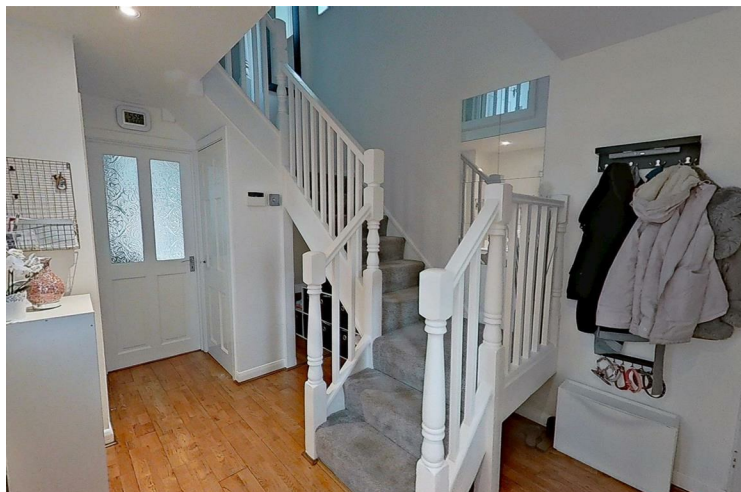
£320,000

Freehold

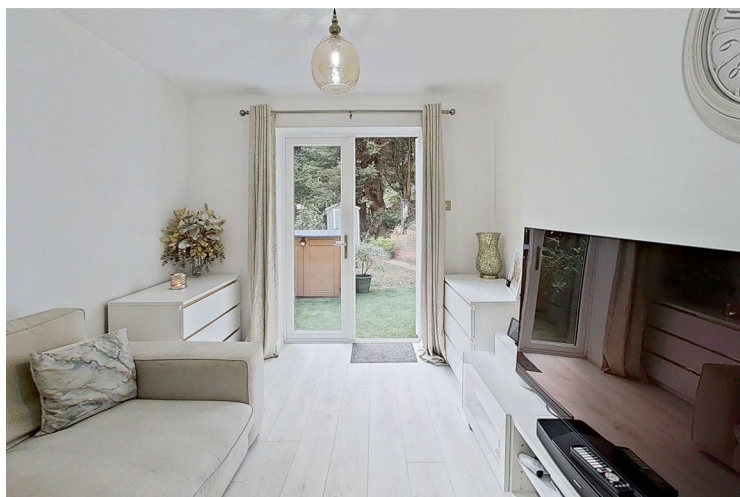
Tucked away at the end of a quiet Thornhill cul-de-sac, Clos y Carlwm is a rare, detached property, built separately from the surrounding estate and offering a unique combination of privacy, practicality and elegance.

A spacious and inviting hallway sets the tone from the moment you step inside, offering ample storage and the convenience of a downstairs W/C. To one side, a generous living room enjoys a beautiful aspect over the rear garden—a tranquil, low-maintenance space perfect for relaxing or entertaining. A second reception room, currently used as a study, offers ideal flexibility for home working, hobbies or a playroom. The fitted kitchen provides excellent storage and workspace, with garden views.

Upstairs, the landing is bright, glamorous and generously proportioned, creating an impressive central space. The family bathroom is a true statement of style—chic and sophisticated with a monochrome colour scheme, a free-standing bath and a separate shower. This luxurious finish elevates the home, adding a boutique-hotel feel. Two spacious double bedrooms and a versatile third room complete the

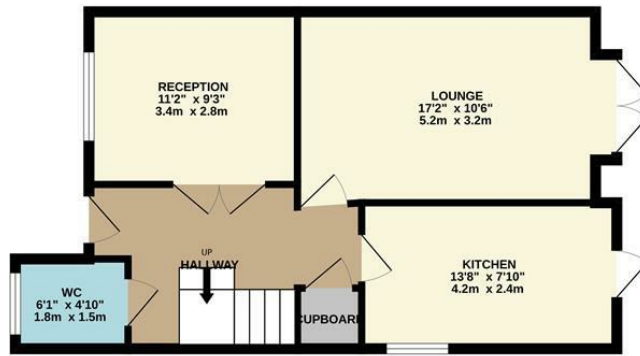


- Quiet cul-de-sac • Double driveway • Downstairs W/C • Three bedrooms • Low-maintenance garden with side access • Excellent transport links

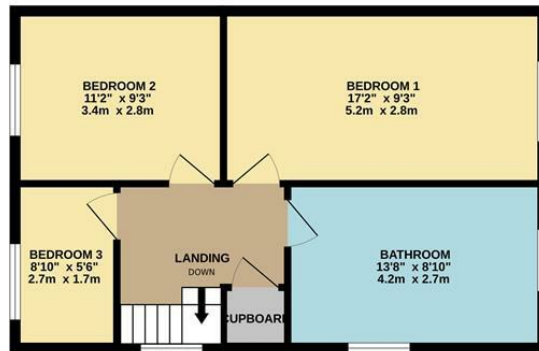




GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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