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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Lyric Way*

THORNHILL



*Situated in the popular Thornhill area, this beautifully presented two-bedroom home is an ideal purchase for first-time buyers or investors.*

Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
 Valuer

nadia@jeffreygross.co.uk

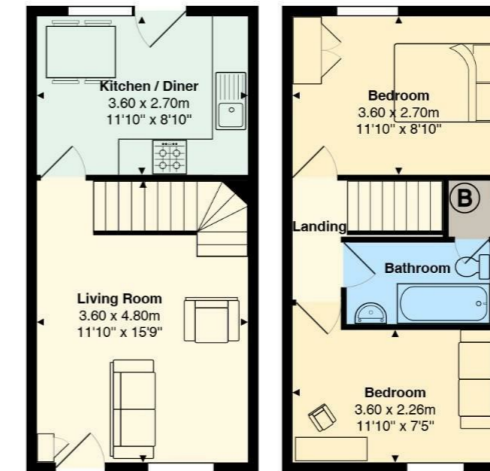


*The house has been a perfect home for us over the last 9 years. It's in a lovely, quiet area with great neighbours!*

Comments by the Homeowner



Lyric Way



Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Living Room 11'9" x 15'8" (3.60 x 4.80)

EPC

Kitchen/Diner 11'9" x 8'10" (3.60 x 2.70)

Master Bedroom 11'9" x 8'10" (3.60 x 2.70)

Bathroom

Bedroom Two 11'9" x 7'4" (3.60 x 2.26)

Council Tax

D

Tenure

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Lyric Way

Thornhill, Cardiff, CF14 9BP

Offers Over

£220,000



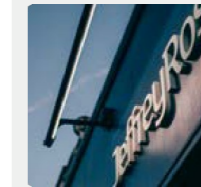
2 Bedroom(s)



1 Bathroom(s)



589.00 sq ft



Contact our

**Llanishen Branch**

02920 499680

Nestled in the charming area of Thornhill, Cardiff, this delightful two-bedroom mid-terrace house on Lyric Way presents an excellent opportunity for first-time buyers or savvy investors. Spanning a comfortable 589 square feet, the property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two bedrooms offer ample space for rest and relaxation, while the bathroom is conveniently located to serve both rooms. The house is ready to move in, allowing you to settle in without the hassle of renovations or repairs.

One of the standout features of this property is its allocated parking space, a rare find in many urban settings, ensuring that you have a secure spot for your vehicle. Additionally, the location provides easy access to local shops, making daily errands a breeze and enhancing the overall convenience of living in this vibrant community.

This property is not just a house; it is a home waiting for you to make it your own. With its appealing features and prime location, it is an opportunity not to be missed. Whether you are looking to start your journey as a homeowner or seeking a promising investment, this property on Lyric Way is sure to meet your needs.



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