

Jeffrey Ross

STYLISH SALES  
CARDFIFF'S HOME FOR  
LETTINGS



BRIAR MEADOW DRIVE  
THORNHILL





This is a really impressive home, right at the top end of thornhill. It has a huge plot, and has been beautifully maintained for the duration of ownership. It really is a must see.. with the new kitchen, modernised en-suite with double walk in shower, and a huge Garage, it is the perfect family home! Call the office today on 02920 499680 and book your viewing!

Comments by - Mr Ollie Vincent



## BRIARMEADOW DRIVE

THORNHILL, CF14 9FB - OFFERS IN EXCESS OF - £550,000



3 Bedroom(s)



2 Bathroom(s)



1291.00 sq ft

Stood proud, in the desirable area of Briarmeadow Drive, Thornhill, Cardiff, this stunning detached house offers a perfect blend of modern living and classic charm, spanning an impressive 1,291 square feet. The property boasts a large plot, with wrap around garden, benefiting from all day sun.

The heart of the home is undoubtedly the modernised kitchen diner with all the usual integrations, which provides a welcoming space for family meals and gatherings. The beautiful parquet flooring downstairs adds a touch of elegance, enhancing the overall aesthetic of the property.

This home features three well-appointed double bedrooms, including an exceptionally impressive Bedroom 1, complete with a dressing area and an impressive en-suite with new double shower. The thoughtful reconfiguration from a four-bedroom layout allows for extra space, currently configured as a dressing area. Should your needs change, the room can easily be converted back into a fourth bedroom, offering flexibility for growing families or guests. The family bathroom is a good size too, with shower over bath, makes the early morning rush, that much more manageable.

The conservatory is a welcome addition, adding an extra room downstairs, with views out across the garden. The Garden has a lovely big lawn, and plenty of space either side of the property, should you want to extend.

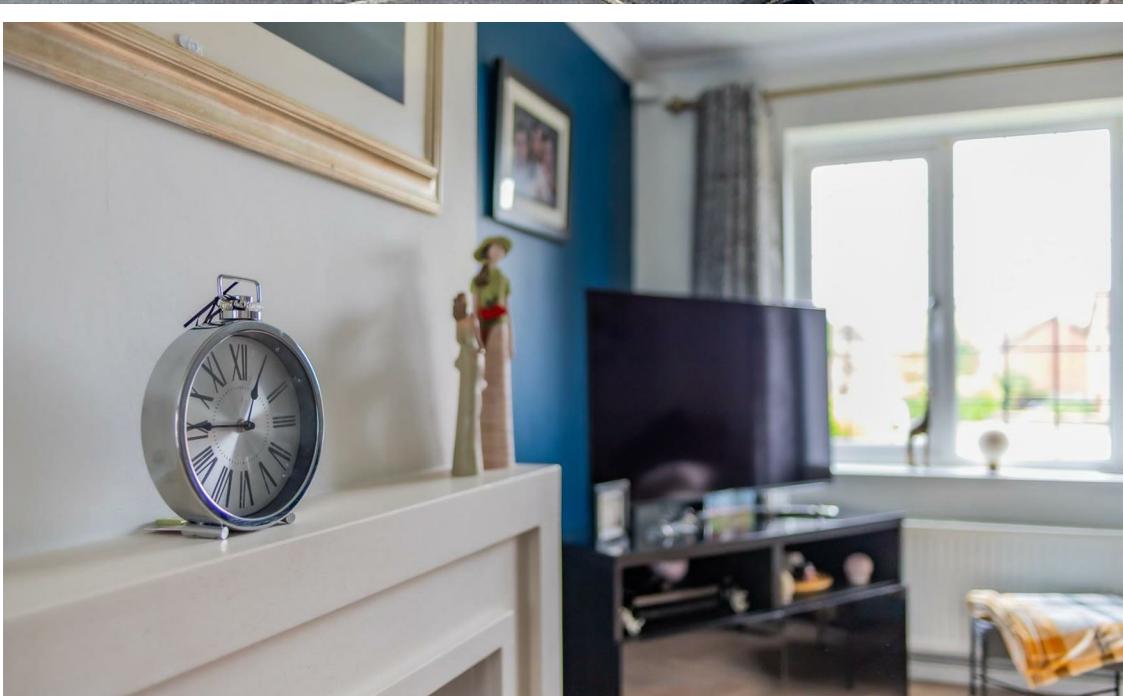
Additionally, the property offers an enormous double garage, with plenty of space for parking, storing, or converting depending on your needs. There ample parking on the drive too, with space for at least 2 vehicles, a rare find in this sought-after area.

This delightful home is perfect for those seeking a peaceful yet vibrant community, with local amenities and excellent transport links nearby. Whether you are looking to settle down or invest, this property presents an exceptional opportunity in Thornhill. Don't miss your chance to make this beautiful house your new home. Call the office and book your viewing today!

### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreyross.co.uk  
Senior valuer





**Entrance Hall**  
1.89 x 5.28 (6'2" x 17'3")

**W/C**

**Living room**  
3.88 x 6.07 (12'8" x 19'10")

**Conservatory**  
3.24 x 3.11 (10'7" x 10'2")

**Kitchen / Diner**  
5.32 x 6.07 (17'5" x 19'10")

**Landing**  
2.62 x 1.73 (8'7" x 5'8")

**Bedroom 1 / Dressing Room**  
2.94 x 6.07 (9'7" x 19'10")

**En-suite**  
1.59 x 2.36 (5'2" x 7'8")

**Bedroom 2**  
2.73 x 3.47 (8'11" x 11'4")

**Bedroom 3**  
2.73 x 2.50 (8'11" x 8'2")

**Bathroom**  
2.62 x 1.68 (8'7" x 5'6")

**Double Garage**  
5.40 x 5.40 (17'8" x 17'8")

**School Catchment**  
English medium primary catchment area is  
Thornhill Primary School (year 2024-25)

English medium secondary catchment area is  
Llanishen High School (year 2024-25)

Welsh medium primary catchment area is  
Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**Council Tax**  
Band G

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



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





