

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

SPRING GROVE
THORNHILL



**ENTRANCE PORCH**

LIVING ROOM
3.70 x 4.24 (12'1" x 13'10")

KITCHEN
2.25 x 2.70 (7'4" x 8'10")

LANDING

BEDROOM 1
2.72 x 3.47 (8'11" x 11'4")

BEDROOM 2
1.76 x 2.80 (5'9" x 9'2")

BATHROOM
1.89 x 1.88 (6'2" x 6'2")

GARDEN
North-West Facing

COUNCIL TAX
Band D

SCHOOL CATCHMENT

English medium primary catchment area is Coed Glas Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

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

Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)
Sylwr - Nid oes dalgylch wedi ei sefydli ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiau.

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

TENURE

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





SPRING GROVE

THORNHILL, CF14 9DL - £220,000



2 Bedroom(s)



1 Bathroom(s)



492.00 sq ft

Located in the charming area of Spring Grove, Thornhill, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With a modest yet well-designed living space of 492 square feet, this property is ideal for first-time buyers or those seeking a cosy retreat.

The house is an excellent rental opportunity as it was recently tenanted. The property has been repainted and had new carpets laid. The boiler and electrics have been serviced yearly.

The house features a welcoming reception room, providing an inviting space for relaxation or entertaining guests. The two bedrooms are well proportioned and well presented. There is a large double and smaller single. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Another benefit of this property is the parking space available for one vehicle, a valuable asset in this desirable location. Spring Grove is known for its friendly community atmosphere and convenient access to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility.

The property is conveniently located only 10 minutes walk from the local train station. There are a number of local bus routes. Excalibur drive is the main road that takes you to the local Sainsbury's, only a short walk or drive away.

This mid-terrace house presents a wonderful opportunity to create a home in a sought-after area. Whether you are looking to invest or settle down, this property is sure to meet your needs. Do not miss the chance to view. Call the office on 02920 499680 and book your viewing today!



PROPERTY SPECIALIST

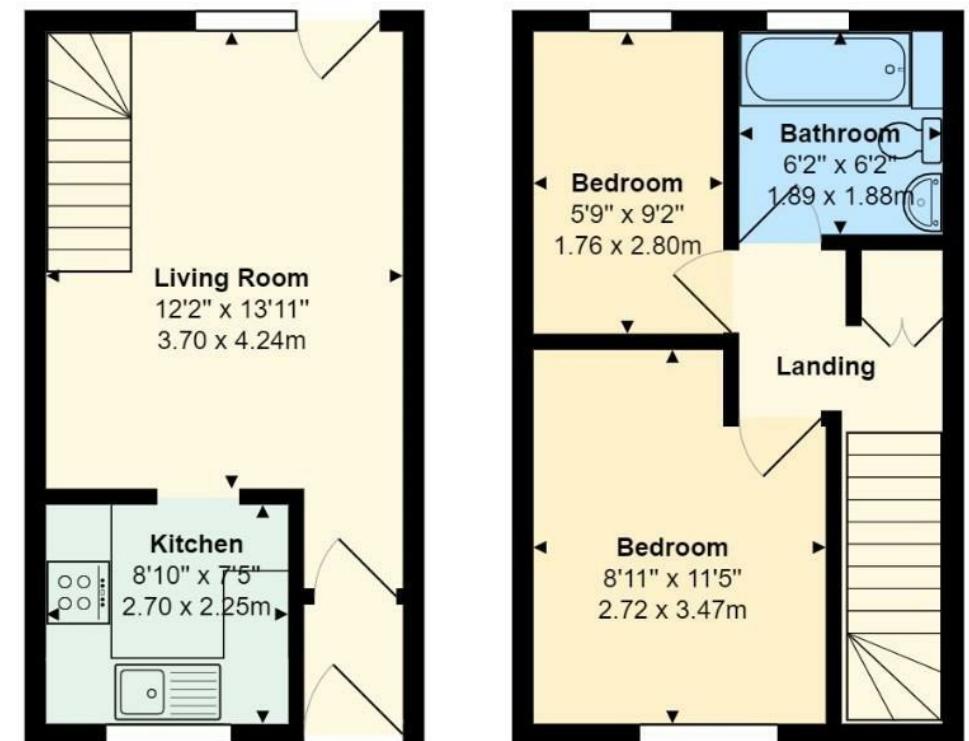
Mr Ollie Vincent
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029 20499680 extensi
Senior valuer





Spring Grove, Thornhill

Spring Grove



Total Area: 492 ft² ... 45.7 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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