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CARDIFF

VALE

CAERPHILLY

BRISTOL

Clos Y Hebog

THORNHILL



A beautifully presented home in the sought after area of Thornhill.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

Valuer

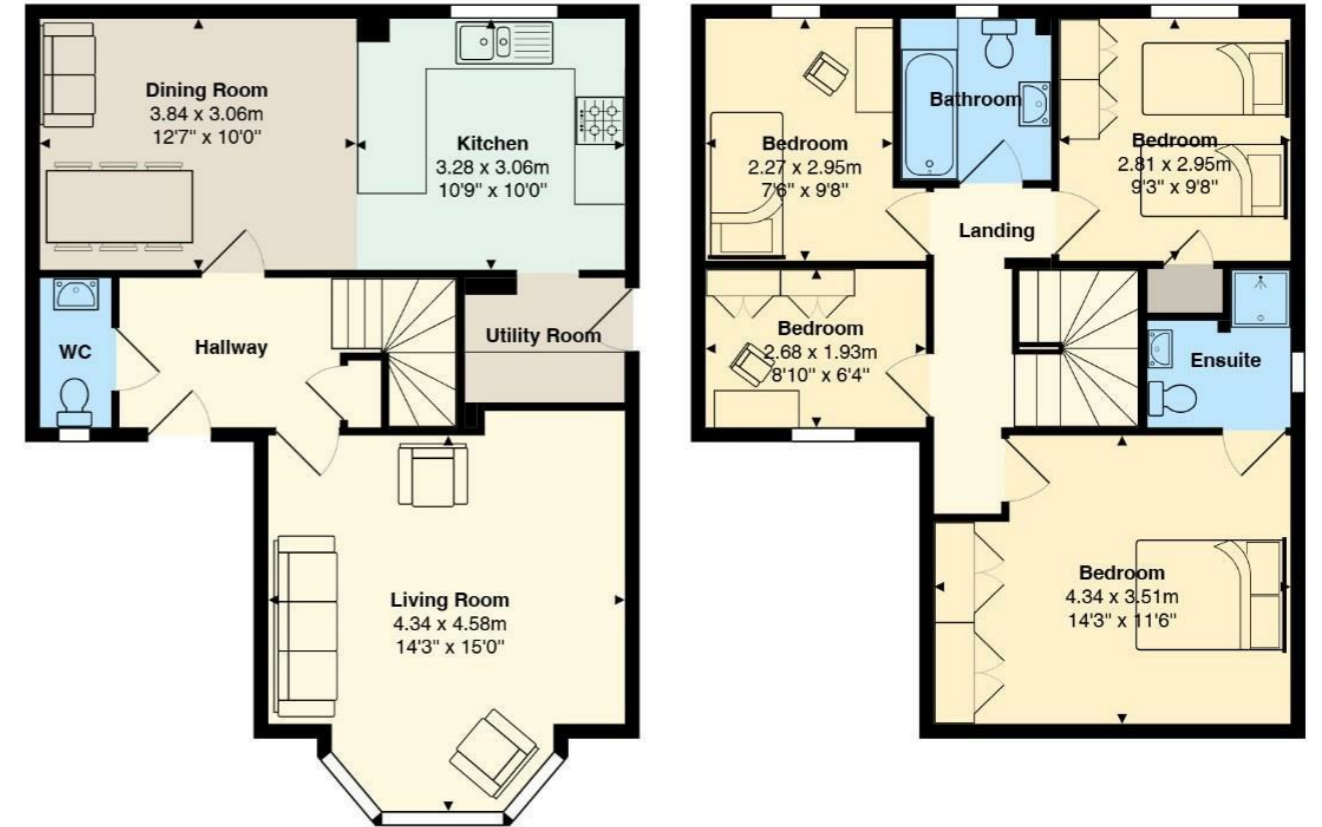
nadia@jeffreygross.co.uk

This home has been our peaceful retreat after busy days, offering a sense of calm alongside an enchanting garden that we've truly cherished. The supportive neighbourhood and genuine sense of community have meant so much to us. Watching our children walk to school and play safely with friends nearby has been incredibly special. It is a place filled with warmth, connection, and lasting memories, and one we will greatly miss.

Comments by the Homeowner



Clos Y Hebog



Total Area: 104.6 m² ... 1126 ft²

All measurements are approximate and for display purposes only



Clos Y Hebog

Thornhill, Cardiff, CF14 9JL

Offers In Excess Of

£550,000



4 Bedroom(s)



3 Bathroom(s)



1126.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled in the serene neighbourhood of Clos Y Hebog in Thornhill, Cardiff, this splendid four-bedroom detached house offers a perfect blend of comfort and elegance. With its spacious layout, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The four well-proportioned bedrooms provide ample space for family living, while the three modern bathrooms ensure convenience for all. The property boasts a double garage, offering generous storage and parking options, which is a significant advantage in today's busy lifestyle.

One of the standout features of this home is its private garden, a tranquil oasis where you can unwind and enjoy the beauty of nature. The garden is perfect for family gatherings, summer barbecues, or simply enjoying a quiet moment outdoors.

Situated in a quiet location, this property promises peace and tranquility, making it an ideal retreat from the hustle and bustle of city life. Additionally, the absence of a chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

This delightful home in Thornhill is not just a property; it is a place where memories can be made. With its excellent features and prime location, it is a must-see for anyone looking to settle in a welcoming community.



| | |
|---|--|
| Hallway | Bathroom |
| W/C | Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. |
| Living Room 14'2" x 15'0" (4.34 x 4.58) | School Catchment My English medium primary catchment area is Thomhill Primary School |
| Dining Room 12'7" x 10'0" (3.84 x 3.06) | Utility Room My English medium secondary catchment area is Llanishen High School |
| Kitchen 10'9" x 10'0" (3.28 x 3.06) | Landing My Welsh medium primary catchment area is Ysgol Y Wern |
| Master Bedroom 14'2" x 11'6" (4.34 x 3.51) | Ensuite My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf |
| Bedroom Two 9'2" x 6'3" (2.81 x 1.93) | Council Tax F |
| Bedroom Three 7'5" x 9'8" (2.27 x 2.95) | EPC D |
| Bedroom Four 8'9" x 6'3" (2.68 x 1.93) | |





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

