



# Clos Y Dyfrgi

3 Bedrooms - Cardiff - CF14 9HW - £215,000 Freehold



16 clos y dyfrgi, Thornhill

All measurements are approximate and for display purposes only

Total Area: 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup>



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

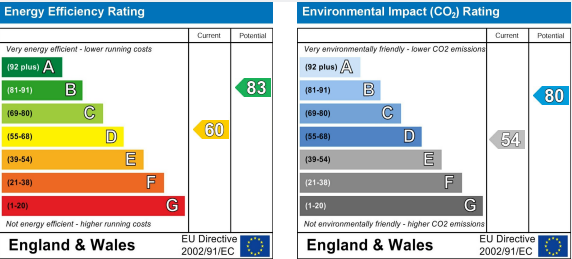
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

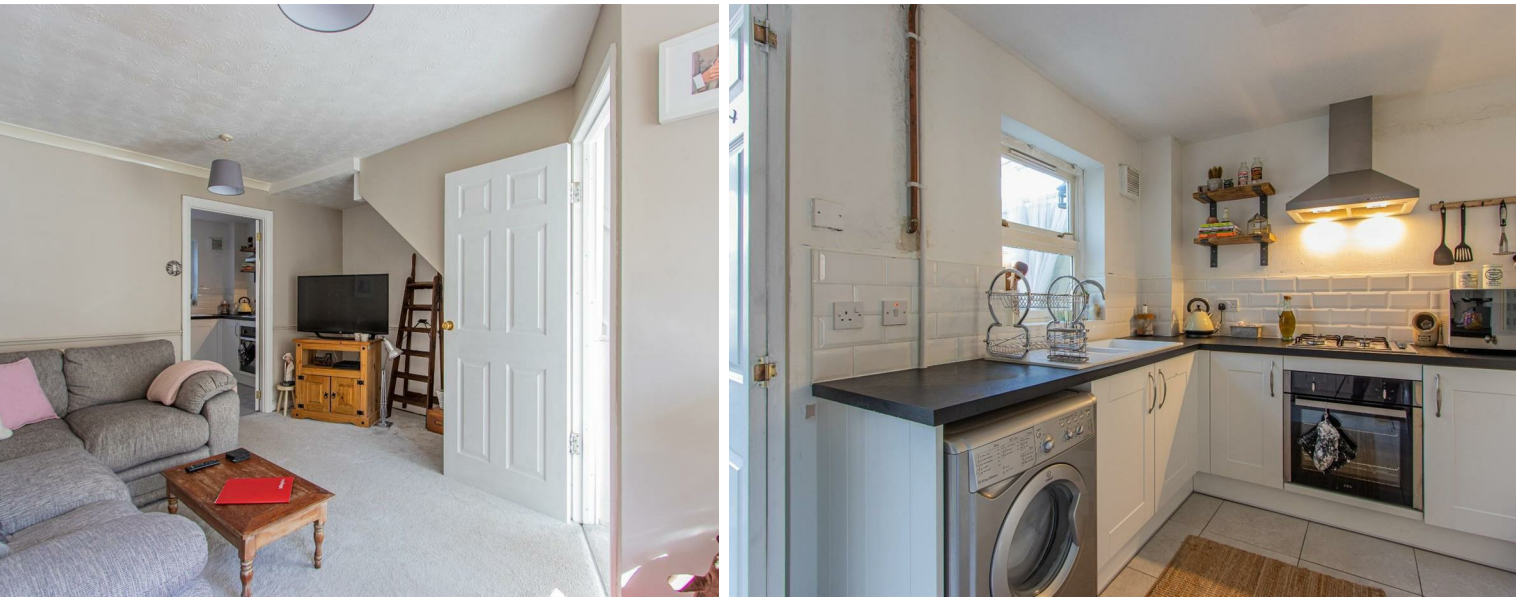
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**Porch**

1.1 x 1.7 (3'7" x 5'6")  
White uPVC porch with windows to all sides and door through to entrance hall with storage cupboard.

**Living room**

4.7 max x 3.95 max (15'5" max x 12'11" max)  
Versatile living area with newly fitted carpet flooring, smooth painted walls & door to kitchen.

**Kitchen**

2.33 x 3.93 (7'7" x 12'10")  
Newly fitted kitchen with a range of matching wall & base units and complimentary work surfaces. With 1 and 1/2 sink & drainer, integral electric oven with four ring gas hob and stainless steel extractor hood.

**Conservatory**

2.35 x 3.16 (7'8" x 10'4")

**Bedroom One**

3.25 max x 2.9 (10'7" max x 9'6")  
Double bedroom with newly fitted carpet flooring and space for wardrobes. Double glazed window to front aspect.

**Bedroom two**

3.96 x 3.4 (12'11" x 11'1")  
This loft conversion (to regulations) provides an excellent sized double bedroom accessed from the first floor landing via staircase. Benefiting from WC & wash hand basin, With carpeted flooring and space for wardrobes,

**Bedroom Three**

With fitted, mirrored, sliding wardrobe doors providing additional storage space, with newly fitted carpet flooring and double glazed window to rear aspect.

**Bathroom**

Modern bathroom suite with fully tiled walls, panel bath with shower over, low level WC & wash hand basin.

**Garden**

Private & enclosed rear garden with decking leading onto lawn area.

**Council Tax**

Band D

**School Catchment Area**

Thornhill Primary School  
Ysgol Y Wern  
Llanishen High School  
Ysgol Gyfun Gymraeg Glantaf

**Additional Information**

New boiler









\*\*\*£210,000 - £215,000\*\*\* Extended family home... JeffreyRoss are pleased to offer this three bedroom, mid terraced home for sale in the sought after North Cardiff location of Thornhill. The property has been extended in addition to a spacious loft conversion (meeting regulations) providing another double bedroom. Briefly comprising porch, living room, kitchen & conservatory to the ground floor with two bedroom a family bathroom to the first floor and access to bedroom two. Further benefiting from driveway parking & a private, enclosed rear garden.

Take a look around our VR interactive tour located in Virtual tours online

sq ft

**£215,000 - Freehold**

