

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



RAGNALL CLOSE
THORNHILL



HALL

3 x 1 (9'10" x 3'3")

Long hall leading to living room with stairs off to the first floor and to the left a ground floor WC

WC

0.86m x 1.80m (2'10 x 5'11)

LIVING ROOM

4.39m x 3.71m (14'5" x 12'2)

Spacious living room leading to the Kitchen diner and conservatory

KITCHEN

3.00m x 2.21m (9'10 x 7'3)

Large kitchen with white gloss fitted base and eye level units with stylish hidden handle design. Integrated electric oven, gas hob, space and plumbing for dishwasher. Tiled flooring in kitchen area, dining room area benefits wood flooring.

DINING ROOM

3.00m x 2.51m (9'10 x 8'3)

CONSERVATORY

3.02m x 3.33m (9'11 x 10'11)

2 window sided conservatory with dwarf wall. Tiled flooring and fence doors onto the garden.

MAIN BEDROOM

3.00m x 3.45m (9'10 x 11'4)

Large master bedroom that benefits fitted wardrobe and ensuite shower room.

EN-SUITE

1.65m x 2.36m (5'5 x 7'9)

Shower cubicle with electric shower, low level WC and wash hand basin, tiled walls and floor, stainless steel towel rail. Obscured Upvc double glazed window.

BEDROOM TWO

2.79m x 2.82m (9'2 x 9'3)

Second double bedroom, Off the right of the landing.

BATHROOM

2.01m x 1.68m (6'7" x 5'6")

White units and bath, tiled to the basin. Panelled bath with low level shower attachment, WC and pedestal wash hand basin.

BEDROOM THREE

2.82m x 1.85m (9'3" x 6'1")

Smaller of 3 bedrooms immediately at the top of the stairs, currently used as a home office.

DRIVE AND GARAGE

3 car drive and Garage with up and over door.

TENURE

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

COUNCIL TAX

Band E

SCHOOL CATCHMENT

My English medium primary catchment area is Thornhill Primary School (year 2020-21)

My English medium secondary catchment area is Llanishen High School

My Welsh medium primary catchment area is Ysgol Y Wern (year 2020-21)

Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2020-21)

GARDEN

Large garden to the rear. Fenced boundary.

ADDITIONAL INFORMATION

Composite new front entrance door
Underfloor heating in conservatory




Outdoor garden water tap, sensor light in garden available.





RAGNALL CLOSE

THORNHILL, CF14 9FR - £340,000

 3 Bedroom(s)  2 Bathroom(s)  918.00 sq ft

Jeffrey Ross are proud to present 4 Ragnall Close, in the heart of Thornhill, Cardiff. This delightful 3-Bed property boasts 2 well-proportioned double bedrooms with an ensuite for the main Bedroom, a family bathroom, and a slightly smaller 3rd bedroom. With driveway parking for up to 3 cars, a detached garage and beautiful garden, this well-dressed home is sure to impress.

With plenty of schools and amenities nearby and easy access to the motorway, the property is ideal for a young family, investors, a professional couple or first time buyers, looking to purchase a home in the sort-after area, Thornhill.

The whole house is very nicely presented and has been beautifully looked after for the duration of ownership.

Enter the property through the porch and into the entrance hall with downstairs WC on the left-hand side. Straight ahead, you'll find the beautifully maintained living room with French-Doors that lead out into the Sun Room / Conservatory that looks out over west facing rear garden, complete with patio and lawn, great for daytime and evening sunshine. There is side access to the Utility room which can be found to the rear of the garage.

Head back inside into the bright, modern kitchen / diner, featuring all the usual appliances and integrated white goods.

Upstairs, you'll find the family bathroom, featuring a shower over bath. The large, bright, master bedroom, has a great en-suite and fitted wardrobes for extra storage. Along the landing you'll find the Second Double bedroom. The 3rd single Bedroom is a perfect home office or children's bedroom.

This beautiful home has been so well maintained that you really could move straight in! Parks, amenities and transport links to Cardiff city-centre, are only a short walk away.

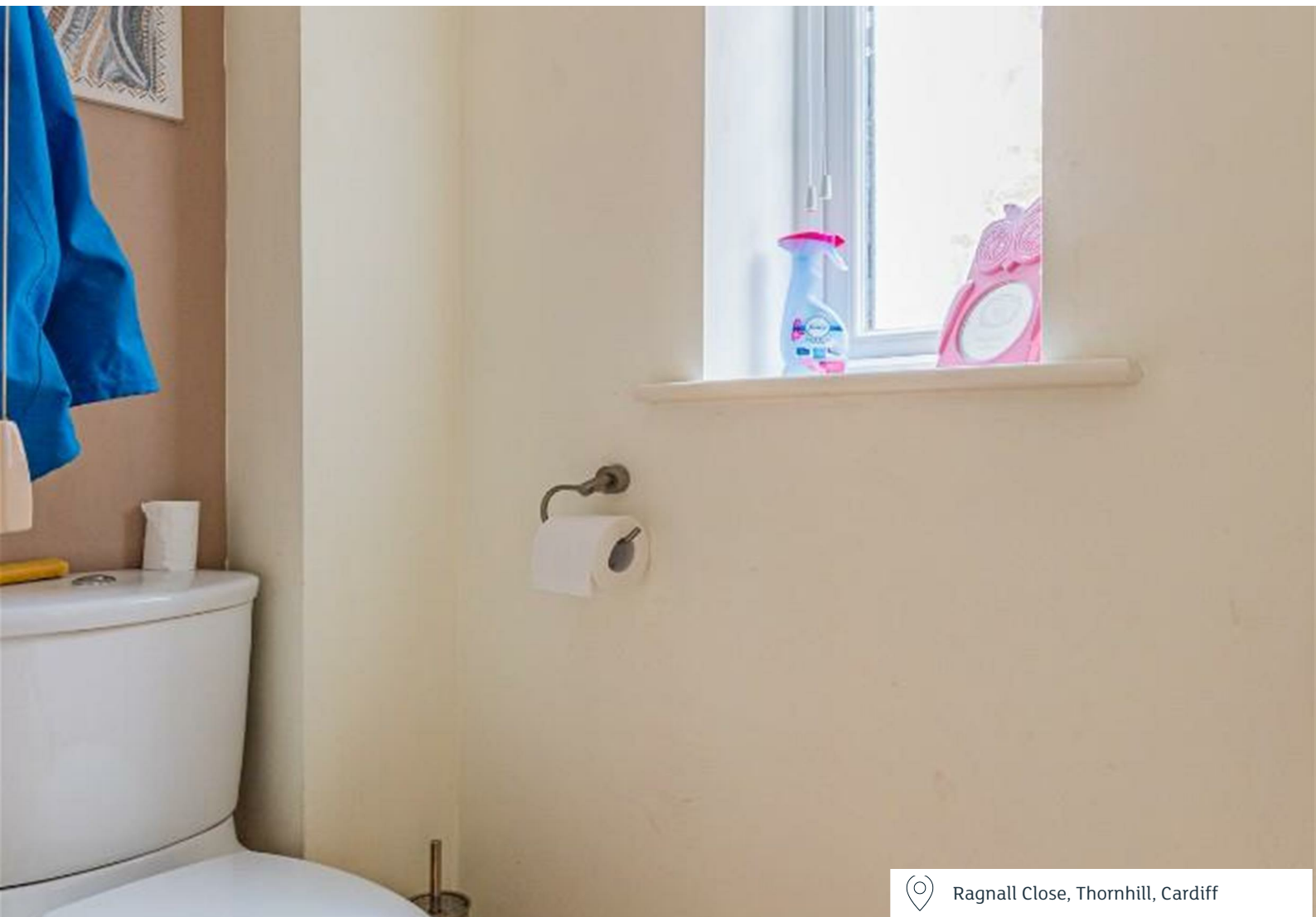
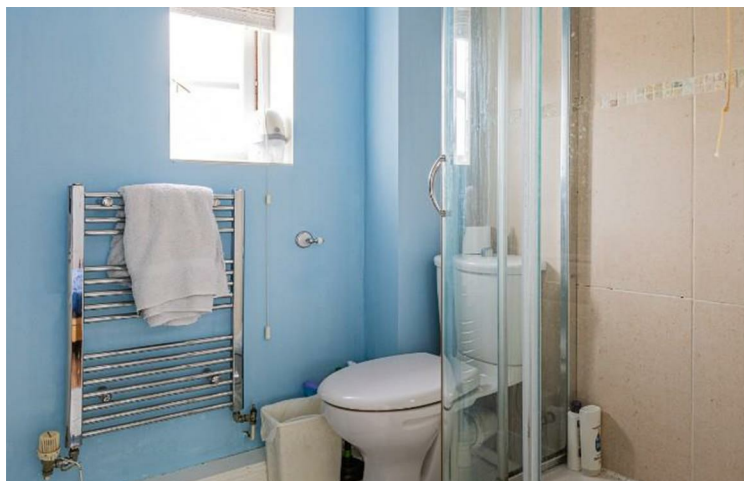
Don't miss the opportunity to make this beautiful property your own, Call the office on 02920499680 to book a viewing!

PROPERTY SPECIALIST

Mr Ollie Vincent

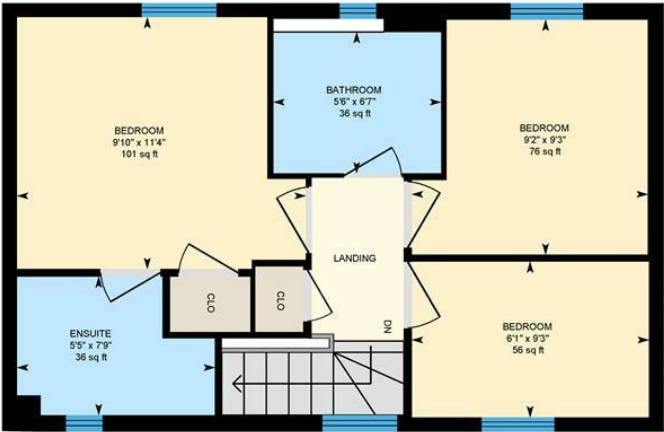
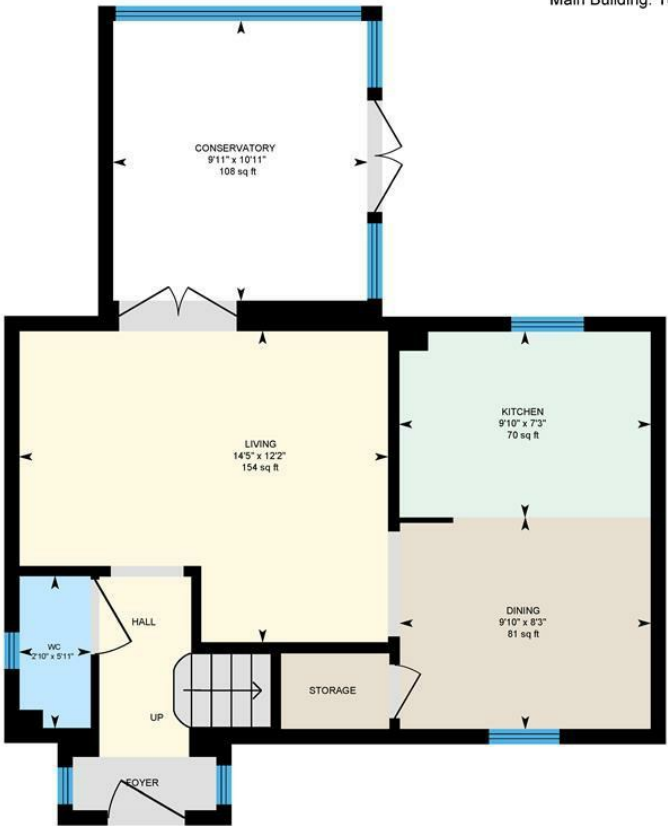
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Ragnall CI, Thornhill, CRF

Main Building: Total Interior Area 780.50 sq ft



Ground Floor

1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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