



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



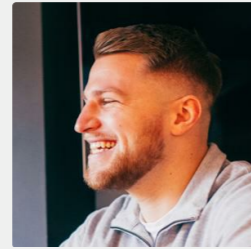
Heol Hir

THORNHILL



Spacious, well-located and ideal for family life, this home offers both comfort and practicality in equal measure. Situated in a desirable residential area with outstanding local amenities and schools nearby. Excellent transport connections make daily travel simple and efficient. A perfect place to settle and grow.

Comments by Mr Max Tustin



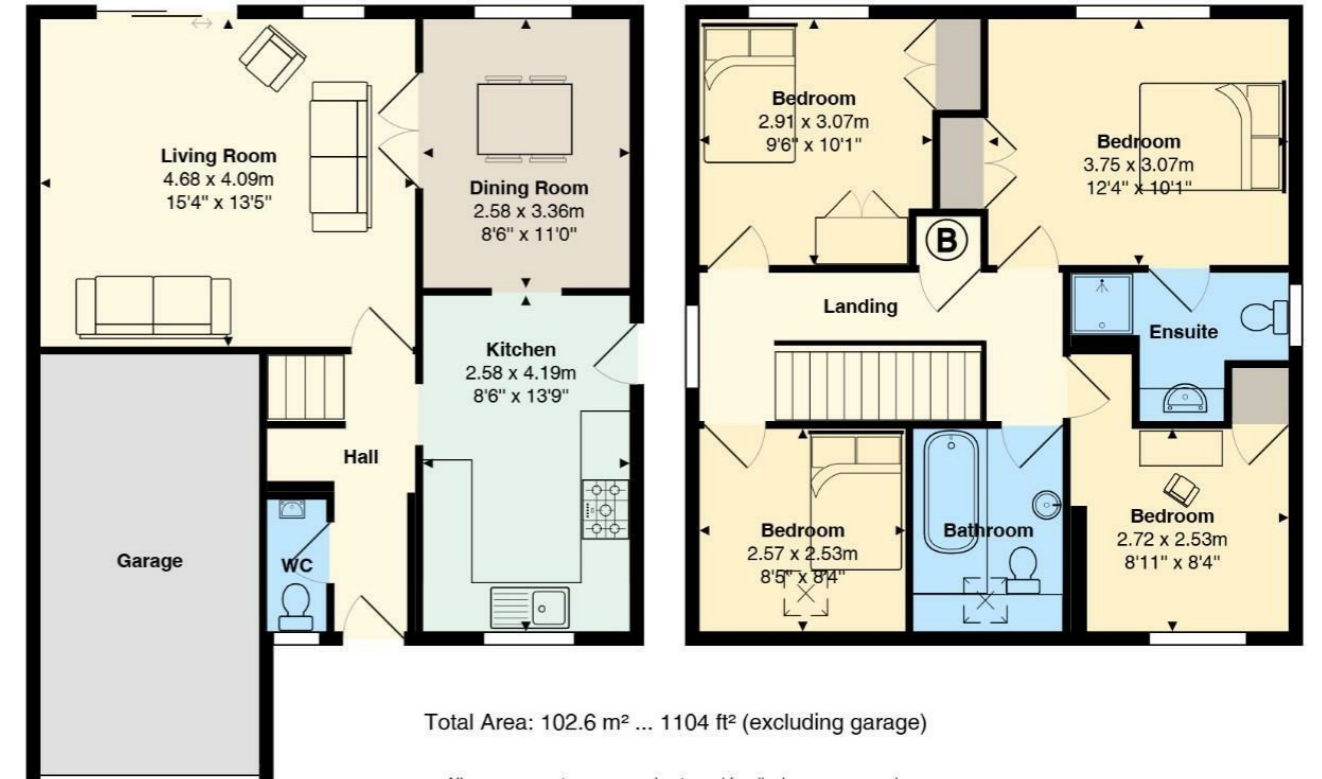
Property Specialist

Mr Max Tustin

Sales Negotiator

max@jeffreyross.co.uk

Heol Hir



Total Area: 102.6 m² ... 1104 ft² (excluding garage)

All measurements are approximate and for display purposes only



Comments by the Homeowner



Heol Hir

Thornhill, Cardiff, CF14 9LA

Offers Over

£475,000



4 Bedroom(s)



2 Bathroom(s)



1104.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled in the desirable area of Heol Hir, Thornhill, Cardiff, this charming detached family home offers a perfect blend of comfort and convenience. Spanning 1,104 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for families seeking ample living space.

The location is particularly appealing, with a wealth of local amenities just a stone's throw away, ensuring that daily necessities are easily accessible. Families will appreciate the excellent school catchment, providing access to quality education for children of all ages. Additionally, the property benefits from great transport links, with a nearby train station and easy access to the M4 and A48, making commuting a breeze.

This delightful home is not just a place to live, but a wonderful opportunity to enjoy a vibrant community in Cardiff.





Garage	Bedroom four 8'11" x 8'3" (2.72 x 2.53)
Hall	Tax band F
W.C	School catchment
Kitchen 8'5" x 13'8" (2.58 x 4.19)	English medium primary catchment area is Thornhill Primary School
Dining room 8'5" x 11'0" (2.58 x 3.36)	English medium secondary catchment area is Llanishen High School
Living room 15'4" x 13'5" (4.68 x 4.09)	Welsh medium primary catchment area is Ysgol Y Wern
Landing	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Master bedroom 12'3" x 10'0" (3.75 x 3.07)	
En-suite	
Bedroom two 9'6" x 10'0" (2.91 x 3.07)	
Bathroom	
Bedroom three 8'11" x 8'3" (2.72 x 2.53)	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

