

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HEOL HIR  
THORNHILL





**PORCH**  
1.90 x .80 (6'2" x .262'5")

**OFFICE**  
2.50 x 3.0 (8'2" x 9'10")

**UTILITY**  
2.50 1.88 (8'2" 6'2")

**HALL**  
1.85 x 4.0 (6'0" x 13'1")

**KITCHEN**  
2.60 x 4.90 (8'6" x 16'0")

**DINER**  
2.60 x 3.15 (8'6" x 10'4")

**LIVING**  
4.68 x 3.94 (15'4" x 12'11")

**CONSERVATORY**  
3.0 x 2.85 (9'10" x 9'4")

**LANDING**  
4.58 x 1.96 (15'0" x 6'5")

**BEDROOM FOUR**  
2.5 x 2.4 (8'2" x 7'10")

**BEDROOM THREE**  
2.34 x 3.34 (7'8" x 10'11")

**BEDROOM TWO**  
2.98 x 3.00 (9'9" x 9'10")

**BEDROOM ONE**  
3.75 x 3.0 (12'3" x 9'10")

**EN SUITE**  
2.70 x 1.65 (8'10" x 5'4")

**SCHOOL CATCHMENT**  
My English medium primary catchment area is

Thornhill Primary School (year 2024-25)

My English medium secondary catchment area is

Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is

Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)










## HEOL HIR

THORNHILL, CF14 9LA - £500,000

 4 Bedroom(s)  3 Bathroom(s)  1397.00 sq ft

Nestled in the charming area of Thornhill, Cardiff, this splendid four-bedroom detached house on Heol Hir offers an exceptional family living experience. With a generous layout, the property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy.

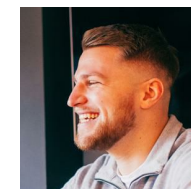
One of the standout features of this home is its location within a first-class primary and secondary school catchment area, making it an ideal choice for families seeking quality education for their children. The proximity to excellent schools adds significant value to the property, ensuring that your family can thrive in a nurturing environment.

Additionally, the house is conveniently situated within walking distance to a train station, providing easy access to Cardiff city centre and beyond. This makes commuting a simple task, whether for work or leisure.

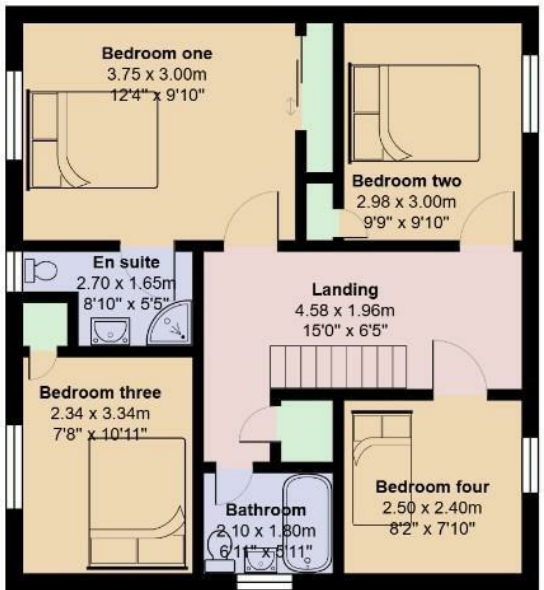
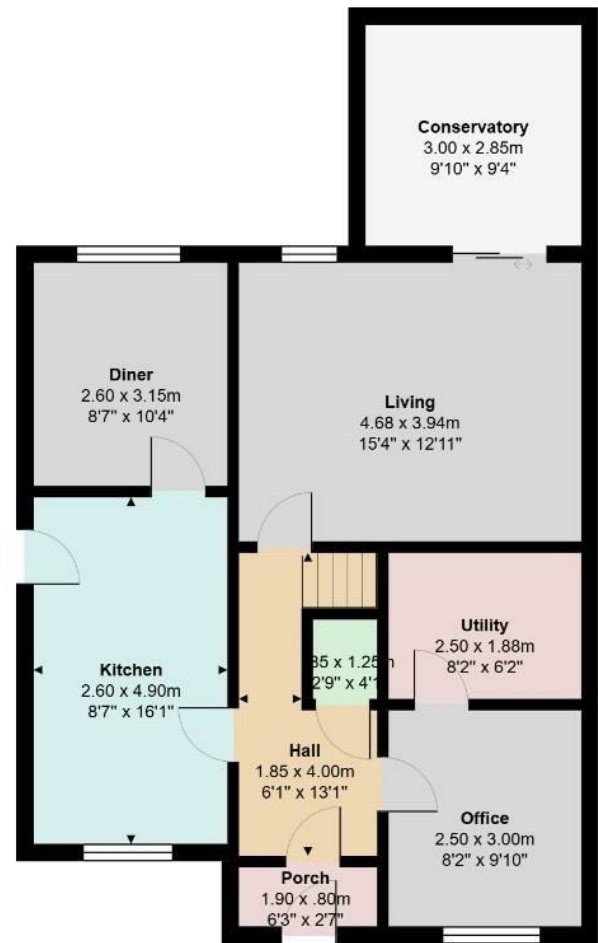
With its appealing features and prime location, this property is a perfect blend of comfort and convenience, making it a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.

### PROPERTY SPECIALIST

Mr Max Tustin  
max@jeffreygross.co.uk  
Sales Negotiator







215, Heol Hir

Total Area: 129.8 m<sup>2</sup> ... 1397 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Heol Hir, Thornhill, Cardiff