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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Lyric Way*

THORNHILL



Tucked away in the popular Thornhill area of Cardiff, this charming two-bedroom home on Lyric Way offers comfortable living in a highly convenient location. Featuring two generous double bedrooms, a well-appointed bathroom, and a bright, welcoming layout, it's perfect for first-time buyers, downsizers, or investors. The rear sun-trap garden provides an ideal space to relax or entertain during the warmer months. All within easy reach of local shops, schools, and amenities, making everyday living effortless.

Comments by Mr Max Tustin



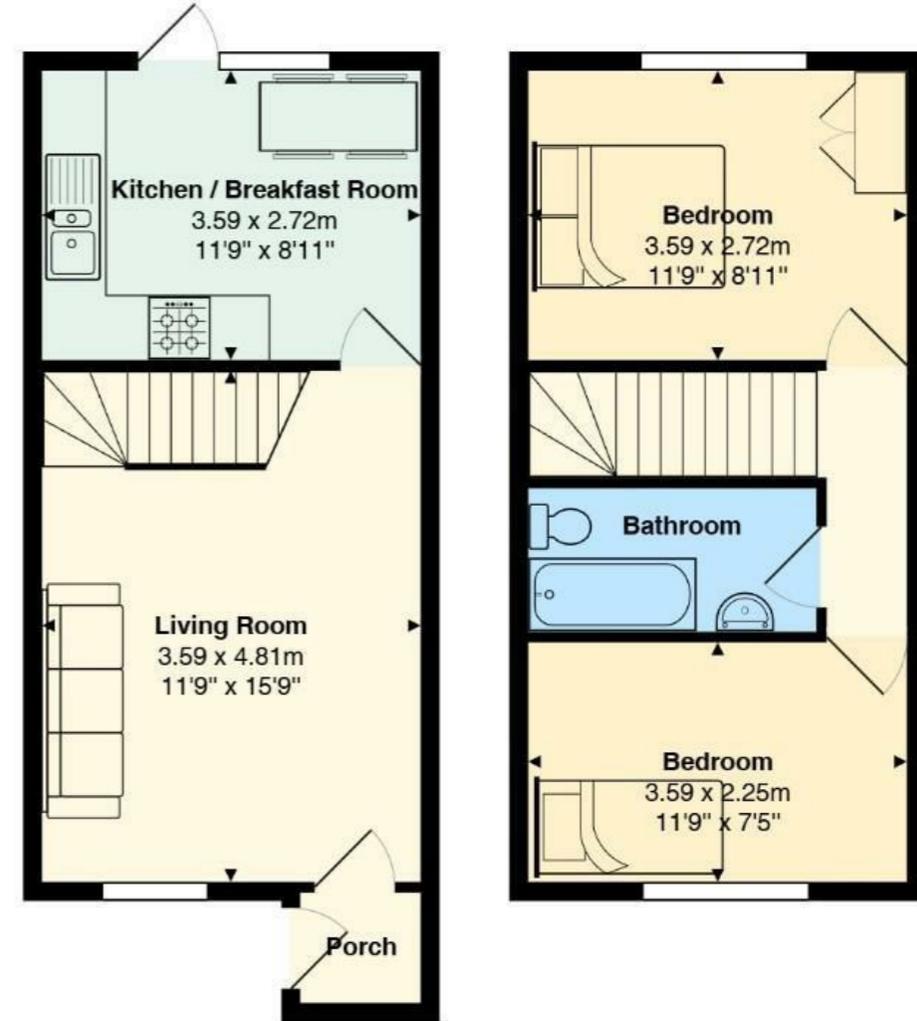
**Property Specialist**

**Mr Max Tustin**

Sales Negotiator

max@jeffreycross.co.uk

## Lyric Way



Total Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Lyric Way

Thornhill, Cardiff, CF14 9BP

Asking Price

£240,000



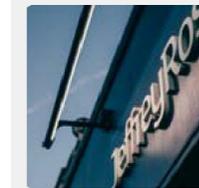
2 Bedroom(s)



1 Bathroom(s)



604.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled in the charming area of Thornhill, Cardiff, this delightful two-bedroom house on Lyric Way offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures that your daily routines are both practical and pleasant. The home also benefits from designated parking, offering added ease and convenience for homeowners and visitors alike.

One of the standout features of this home is its sun trap garden at the rear, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The garden presents a wonderful opportunity for gardening enthusiasts or those simply wishing to bask in the sun.

Situated close to local amenities, this property is perfectly positioned for easy access to shops, schools, and recreational facilities, making it an excellent choice for families and professionals alike. The surrounding area boasts a friendly community atmosphere, ensuring that you will feel right at home.

This house on Lyric Way is not just a place to live; it is a sanctuary where you can create lasting memories. With its appealing features and prime location, it is a fantastic opportunity for anyone looking to settle in the vibrant city of Cardiff. Do not miss the chance to make this lovely house your new home.



#### Porch

Welsh medium primary catchment area is  
Ysgol Y Wern

#### Living Room 11'9" x 15'9" (3.59 x 4.81)

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf

#### Kitchen/Breakfast Room 11'9" x 8'11" (3.59 x 2.72)

#### Master Bedroom 11'9" x 8'11" (3.59 x 2.72)

#### Bathroom

#### Bedroom Two 11'9" x 7'4" (3.59 x 2.25)

#### Council Tax

D

#### Tenure

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

#### School Catchment

English medium primary catchment area is  
Coed Glas Primary School

English medium secondary catchment area is  
Llanishen High School

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	

