

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANDEGFEDD CLOSE
THORNHILL



HALL
0.89 x 2.36 (2'11" x 7'8")

LIVING ROOM
3.94 x 4.65 (12'11" x 15'3")

KITCHEN
3.94 x 2.18 (12'11" x 7'1")

LANDING
1.89 x 3.37 (6'2" x 11'0")

BATHROOM
1.89 x 1.86 (6'2" x 6'1")

BEDROOM ONE
3.94 x 3.28 (12'11" x 10'9")

BEDROOM TWO
1.93 x 3.56 (6'3" x 11'8")

TAX BAND
Band D

SCHOOL CATCHMENT
English medium primary catchment area is
Thornhill Primary School

English medium secondary catchment area is
Llanishen High School (year 2024-25)

Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





LLANDEGFEDD CLOSE

THORNHILL, CF14 9HJ - £220,000

 2 Bedroom(s)  1 Bathroom(s)  590.00 sq ft

In the desirable area of Thornhill, Cardiff, this two-bedroom mid-terraced house on Llandegfedd Close offers a wonderful opportunity for both first-time buyers and investors alike. Spanning 590 square feet, the property is thoughtfully designed to maximise space and comfort.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The two well-proportioned bedrooms, while the bathroom is conveniently located to serve both rooms. The property is currently vacant and comes with no chain, allowing for a smooth and swift transition for the new owner.

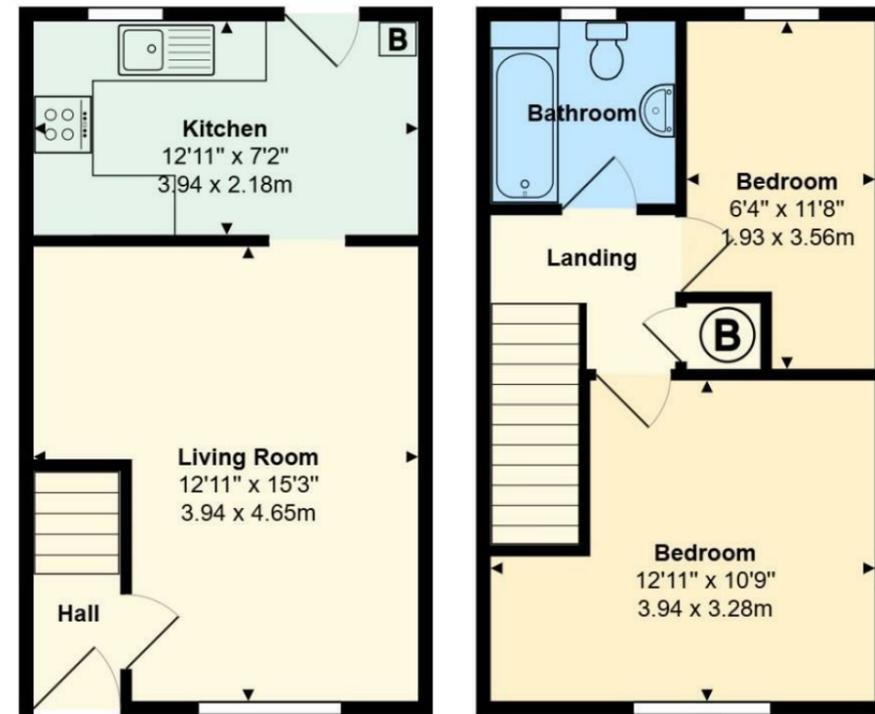
The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals. This property presents a fantastic opportunity to create a lovely home in a sought-after neighbourhood. Don't miss your chance to view this delightful house.



PROPERTY SPECIALIST

Mr Max Tustin
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Sales Negotiator





Llandegfedd Close

Total Area: 590 ft² ... 54.8 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	