

THORNHILL





### **CLOS Y BLAIDD**

THORNHILL, CF14 9HL - £1,250 PCM





\*PETS CONSIDERED\* Recently upgraded, unfurnished three bedroom mid terraced house located close to local amenities and offering good transport links to the City Centre and M4 motorway. The property comprises of Entrance hall, lounge, kitchen. Stairs and landing to the first floor:- three bedrooms and refurbished bathroom with shower over bath. Large enclosed rear garden and driveway parking. Gas central heating. Available for immediate occupation.

EPC - C Council Tax - D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

#### PROPERTY SPECIALIST

Mr Ryan Evans

ryan@jeffreyross.co.uk

Administrator

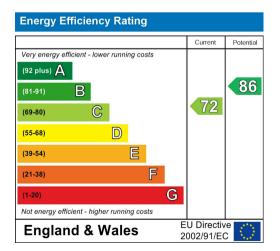


























#### **PORCH**

1.57 x 2.77 (5'1" x 9'1")

#### LIVING ROOM

3.79 x 4.10 (12'5" x 13'5")

#### **KITCHEN**

4.86 x 4.82 (15'11" x 15'9")

**STORAGE** 

TO THE FIRST FLOOR

#### **LANDING**

2.77 x 2.12 (9'1" x 6'11")

#### **BEDROOM 1**

4.87 x 3.60 (15'11" x 11'9")

#### **BEDROOM 2**

2.82 x 3.05 (9'3" x 10'0")

#### **BEDROOM 3**

1.89 x 3.05 (6'2" x 10'0")

#### **BATHROOM**

1.94 x 2.12 (6'4" x 6'11")

#### **TENURE**

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

#### SCHOOL CATCHMENT

My English medium primary catchment area is Thomhill Primary School (year 2023-24) Thomhill Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2023-24 Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2023-24) Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2023-24) Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

#### **COUNCIL TAX**

BAND D

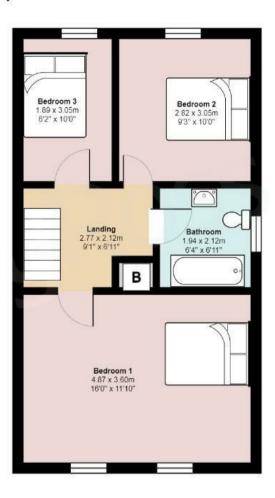
**ADDITIONAL INFORMATION** 

Income potential of £1300 PCM New Boiler and New Radiators New Carpets New Fencing Refurbished Kitchen Great School Catchment Area

Comments by Mr Ryan Evans

## Clos Y Blaidd, Thornhill





Total Area: 88.3 m<sup>2</sup> ... 951 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# JeffreyRoss

www.jeffreyross.co.uk