



CLOS Y BLAIDD

THORNHILL







## CLOS Y BLAIDD

THORNHILL, CF14 9HL - £1,250 PCM



3 bedroom(s)



1 bathroom(s)



950.00 sq ft

**\*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@jeffreycross.co.uk](mailto:ryan@jeffreycross.co.uk)


Administrator









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	































**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  
Thornhill Primary School (year 2023-24)  
Thornhill 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)

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

**COUNCIL TAX**  
BAND D

**ADDITIONAL INFORMATION**



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Comments by Mr Ryan Evans

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# 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



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Jeffrey Ross