

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



PEN-Y-CEFN  
THORNHILL





Pen y Cefyn

Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>

All measurements are approximate and for display purposes only





This is a great house in need of a little love and attention. **SOLD AS CHAIN FREE.** There is a huge amount of potential. The garage has been converted into an annex, with additional shower room. This could be used as a home gym or 4th Bedroom. Outside, there is a lovely sunny garden with flower beds, lawn and patio area. With 2 Reception rooms, a Large Kitchen / Diner and driveway parking this could be a great family home! Book your viewing today.. Call the office on 02920 499680.

Comments by - Mr Ollie Vincent



## PEN-Y-CEFN

THORNHILL, CF14 9AB - ASKING PRICE - £335,000

 3 Bedroom(s)  2 Bathroom(s)  1209.00 sq ft

Nestled in the desirable area of Thornhill, Cardiff, JeffreyRoss is pleased to present this charming three-bedroom detached family home, offering a splendid opportunity for both families and investors. Spanning an impressive 1,209 square feet, this property, built between 1980 and 1989, is a canvas awaiting your personal touch. The property is in need of some modernisation throughout, and has been priced accordingly.

Upon entering, you are welcomed by a spacious hallway that leads to a generous living room, featuring gas fireplace, perfect for those chilly evenings. Double doors open into a versatile second reception room, which can serve as a dining area or an additional living space, catering to your family's needs. The large kitchen/diner is an ideal size for family meals and entertaining guests, although future buyers will wish to modernise.

A notable feature of this home is the converted integrated garage, now a self-contained granny annex, complete with a room and a separate shower room. This flexible space is perfect for guests, a home office, or even a gym, enhancing the functionality of the home.

On the first floor, you will find two generously sized double bedrooms alongside a smaller third bedroom, all serviced by a family bathroom. The property benefits from a private driveway, accommodating one vehicle, and the plot size presents further potential for extension, should you wish to expand.

Offered to the market with no ongoing chain, this delightful home is conveniently located near local amenities, including a Sainsbury's supermarket and an excellent pub within walking distance. With easy access to transport links and a nearby train station, this property is not only a lovely family home but also a promising buy-to-let investment, given the strong rental demand in the area.

Do not miss out on this rare opportunity to make this house your home. Call the office on 02920 499680 andbook your viewing today!

### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreycross.co.uk  
Senior valuer







**Entrance Hall**  
1.83m x 5.11m (6'0 x 16'9)

**Kitchen**  
5.16m x 3.33m (16'11 x 10'11)

**Living Room**  
3.23m x 4.24m (10'7 x 13'11)

**Living Room 2**  
2.79m x 4.14m (9'2 x 13'7)

**Annex / Bedroom**  
3.30m x 2.44m (10'10 x 8'0)

**Annex / Shower Room**  
1.75m x 1.68m (5'9 x 5'6)

**To the First Floor**

**Landing**

**Bedroom 1**  
3.20m x 4.24m (10'6 x 13'11)

**Bedroom 2**  
3.00m x 4.22m (9'10 x 13'10)

**Bedroom 3**  
2.06m x 1.98m (6'9 x 6'6)

**Bathroom**  
1.88m x 1.88m (6'2 x 6'2)

**Garden**  
West Facing  
The Plot is a good size.  
Lawn and patio area  
Sun Trap

**School Catchment**  
English medium primary catchment area is  
Llysfaen Primary School (year 2024-25)  
Thornhill Primary School (year 2024-25)  
Llanishen Fach Primary School (year 2024-25)  
Coed Glas Primary School (year 2024-25)

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

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

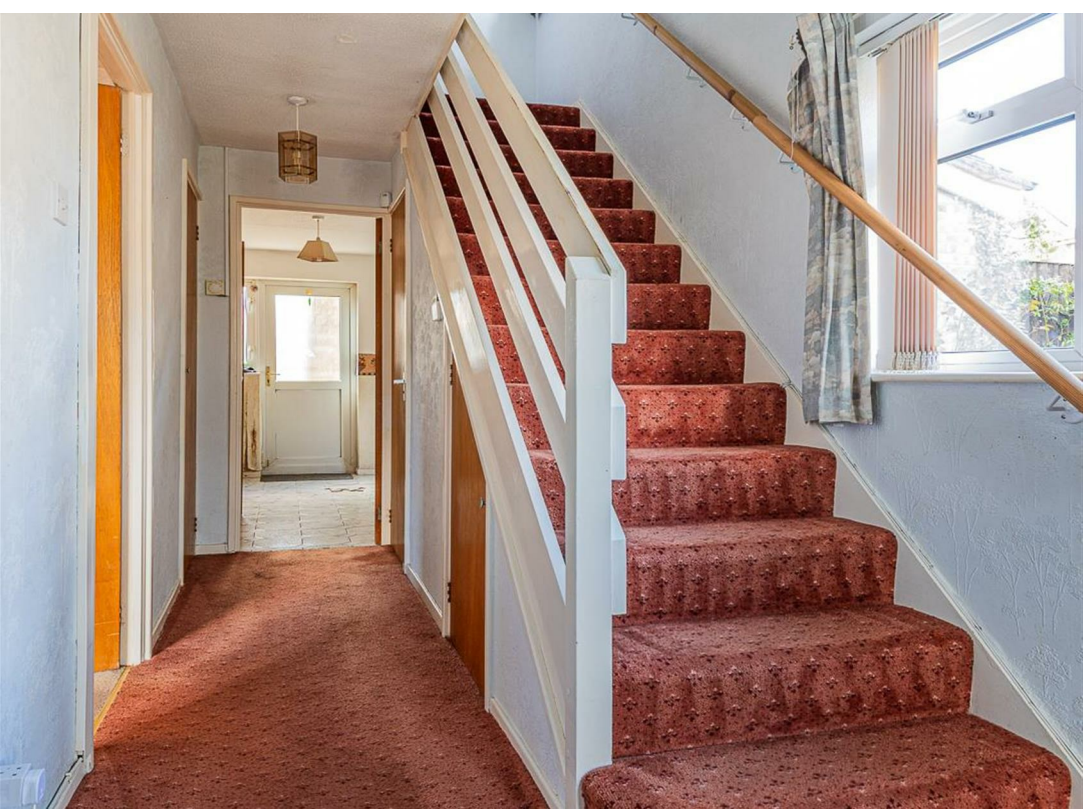
Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**Council Tax**  
BAND - E

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

**Additional Information**  
Sold as Chain Free.  
West facing Garden - Great for Evening Sun.





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











