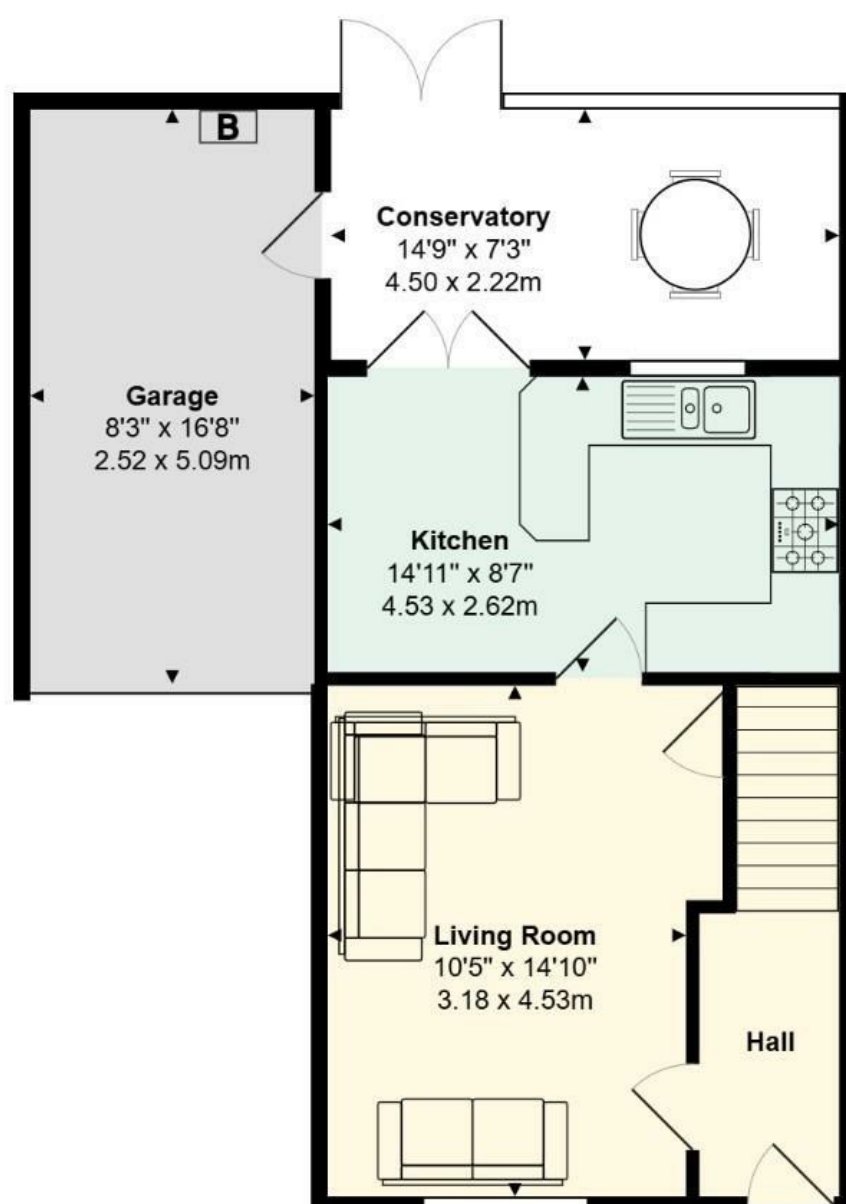


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



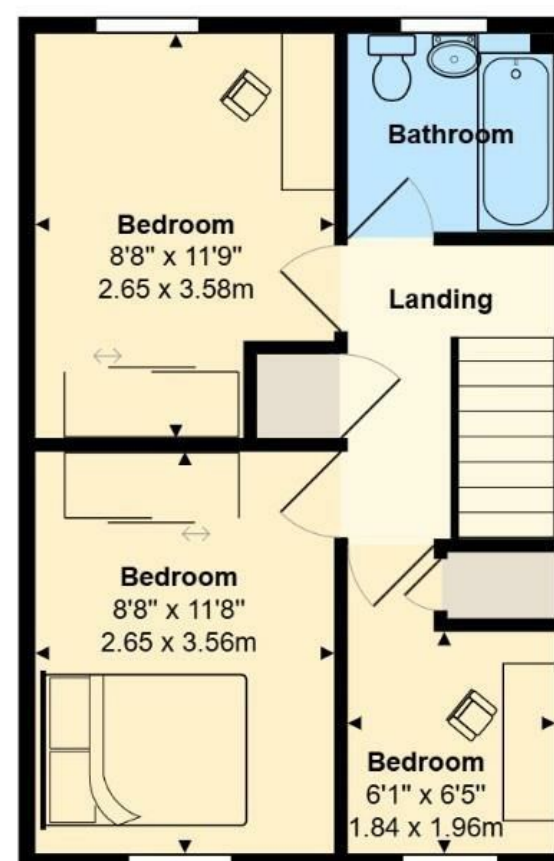
BEDAVERE CLOSE
THORNHILL



Bedavere Close

Total Area: 975 ft² ... 90.6 m²

All measurements are approximate and for display purposes only





Located in Bedavere Close, Thornhill, Cardiff, this lovely semi-detached home offers three spacious bedrooms, a generous bathroom, and a garage. Set in a quiet area with excellent school catchments and nearby amenities, it's an ideal choice for families seeking comfort and convenience.

Comments by - Mr Max Tustin



BEDAVERE CLOSE

THORNHILL, CF14 9AR - ASKING PRICE - £325,000

 3 Bedroom(s)  1 Bathroom(s)  975.00 sq ft

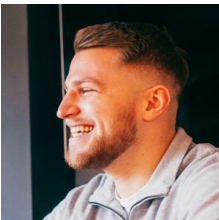
Nestled in a peaceful cul-de-sac in Thornhill, this 975 sqft semi-detached house blends practicality with a welcoming family feel. Offering three well-proportioned bedrooms, a bright living room, and a conservatory that flows into a beautifully landscaped garden, it's a great home for growing families or those looking for long-term comfort.

One of the standout features of this property is its location. Thornhill is known for its excellent school catchment, making it a sought-after area for families. Residents can enjoy a peaceful neighbourhood while being just a short distance from local amenities and transport links.

This semi-detached house presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator





- Hall**
1.24 x 4.53 (4'0" x 14'10")
- Living Room**
3.18 x 4.53 (10'5" x 14'10")
- Kitchen**
4.53 x 2.62 (14'10" x 8'7")
- Conservatory**
4.50 x 2.22 (14'9" x 7'3")
- Garage**
2.52 x 5.09 (8'3" x 16'8")
- Landing**
1.84 x 1.76 (6'0" x 5'9")
- Bedroom One**
2.65 x 3.58 (8'8" x 11'8")
- Bedroom Two**
2.65 x 3.56 (8'8" x 11'8")
- Bedroom Three**
1.84 x 1.96 (6'0" x 6'5")
- Bathroom**
1.84 x 1.76 (6'0" x 5'9")

School catchment
My English medium primary catchment area is

Llanishen Fach Primary School
Coed Glas Primary School
Thornhill Primary School
Llysfaen 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)

Tax Band
E

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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





