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Angelica Way

THORNHILL



A an opportunity to purchase in the sought after area of Thornill, with no onward chain, a must see!

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

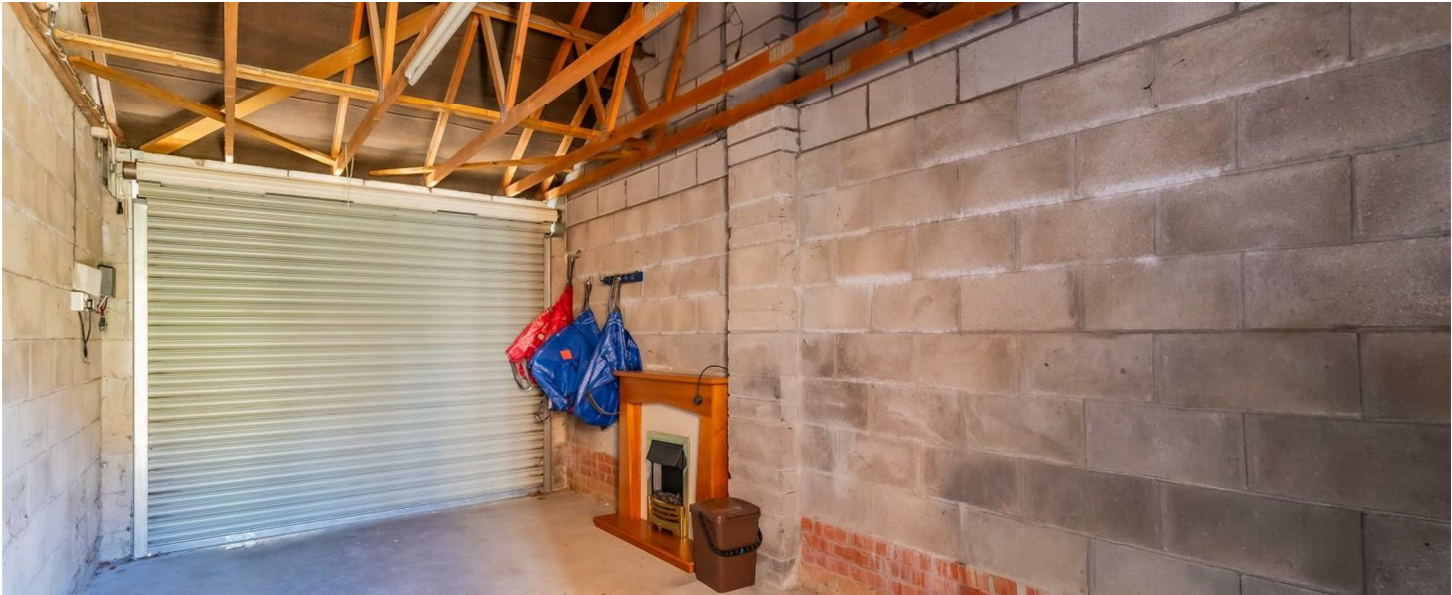
nadia@jeffreygross.co.uk



Total Area: 92.3 m² ... 994 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner



Angelica Way

Thornhill, Cardiff, CF14 9FJ

Asking Price

£360,000



3 Bedroom(s)



1 Bathroom(s)



994.00 sq ft



Contact our
Llanishen Branch

02920 499680

Welcome to this charming three-bedroom semi-detached house located on Angelica Way in the desirable area of Thornhill, Cardiff. Spanning an impressive 994 square feet, this property offers a perfect blend of comfort and practicality, making it an ideal choice for first-time buyers.

Upon entering, you will find the reception room and conservatory that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle.

The property boasts three inviting bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximise space and natural light, creating a warm and welcoming atmosphere throughout. The bathroom is well-equipped, catering to the needs of a modern family.

One of the standout features of this home is the garage, providing additional storage or parking options, which is a valuable asset in this sought-after location. Furthermore, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Situated in Thornhill, you will benefit from a friendly community atmosphere, with local amenities, schools, and parks just a stone's throw away. This property presents an excellent opportunity for those looking to step onto the property ladder in a vibrant and family-friendly neighbourhood.

In summary, this semi-detached house on Angelica Way is a fantastic option for first-time buyers seeking a comfortable and well-located home. Don't miss the chance to make this delightful property your own.

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Hall	EPC
W/C	C
Living Room 11'11" x 14'1" (3.65 x 4.30)	Council Tax
Kitchen / Breakfast Room 15'4" x 9'10" (4.68 x 3.00)	E
Conservatory	School Catchment
Landing	My English medium primary catchment area is Coed Glas Primary School Thornhill Primary School Llysfaen Primary School
Master Bedroom 13'3" x 8'6" (4.05 x 2.60)	My English medium secondary catchment area is Llanishen High School
Shower Room	My Welsh medium primary catchment area is Ysgol Y Wern
Bedroom Two 9'2" x 9'0" (2.80 x 2.75)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom Three 5'10" x 9'0" (1.78 x 2.75)	
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		
(69-80) C	76	81
(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

