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CARDIFF

VALE

CAERPHILLY

BRISTOL



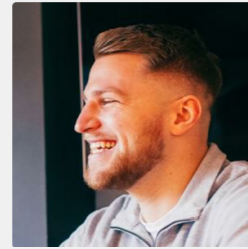
*Heol Hir*

THORNHILL



*Spacious, well-located and ideal for family life, this home offers both comfort and practicality in equal measure. Situated in a desirable residential area with outstanding local amenities and schools nearby. Excellent transport connections make daily travel simple and efficient. A perfect place to settle and grow.*

Comments by Mr Max Tustin



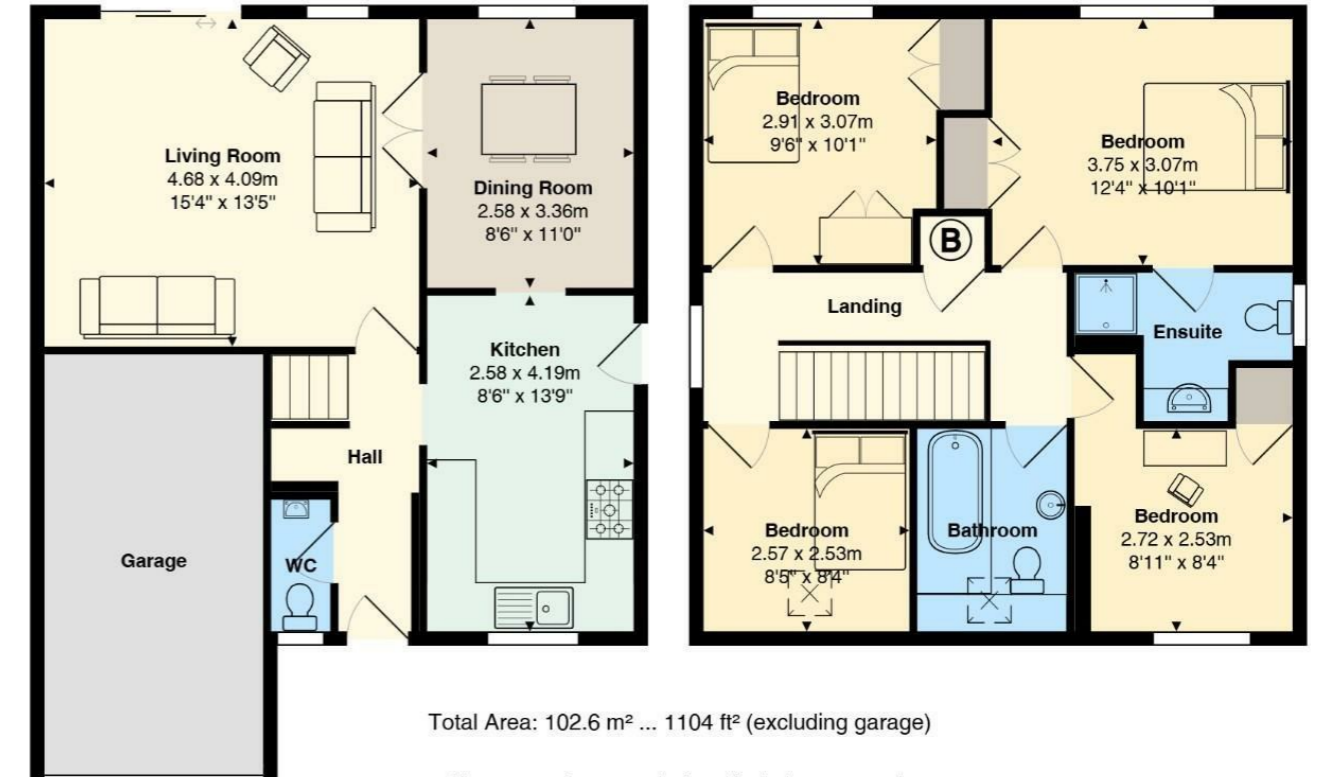
**Property Specialist**

**Mr Max Tustin**

Sales Negotiator

max@jeffreyross.co.uk

## Heol Hir



All measurements are approximate and for display purposes only



Comments by the Homeowner



# Heol Hir

Thornhill, Cardiff, CF14 9LA

Asking Price

£500,000



4 Bedroom(s)



2 Bathroom(s)



1104.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

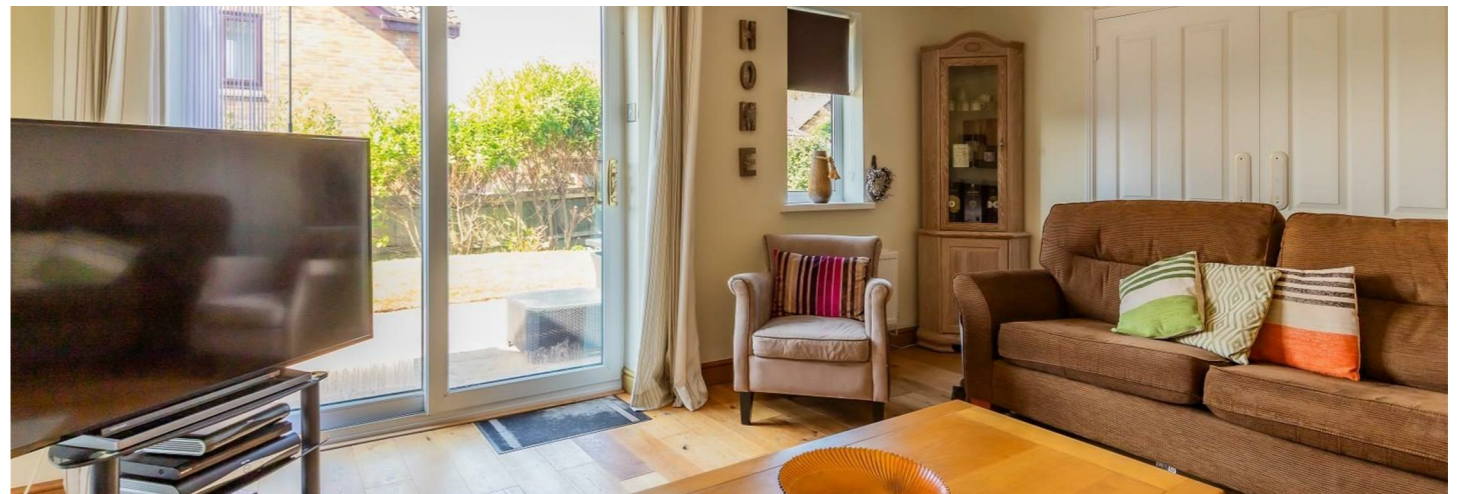
Nestled in the desirable area of Heol Hir, Thornhill, Cardiff, this charming detached family home offers a perfect blend of comfort and convenience. Spanning 1,104 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for families seeking ample living space.

The location is particularly appealing, with a wealth of local amenities just a stone's throw away, ensuring that daily necessities are easily accessible. Families will appreciate the excellent school catchment, providing access to quality education for children of all ages. Additionally, the property benefits from great transport links, with a nearby train station and easy access to the M4 and A48, making commuting a breeze.

This delightful home is not just a place to live, but a wonderful opportunity to enjoy a vibrant community in Cardiff.



<b>Garage</b>	<b>Bedroom four 8'11" x 8'3" (2.72 x 2.53)</b>
<b>Hall</b>	<b>Tax band</b>
<b>W.C</b>	F
<b>Kitchen 8'5" x 13'8" (2.58 x 4.19)</b>	<b>School catchment</b>
<b>Dining room 8'5" x 11'0" (2.58 x 3.36)</b>	English medium primary catchment area is Thornhill Primary School
<b>Living room 15'4" x 13'5" (4.68 x 4.09)</b>	English medium secondary catchment area is Llanishen High School
<b>Landing</b>	Welsh medium primary catchment area is Ysgol Y Wern
<b>Master bedroom 12'3" x 10'0" (3.75 x 3.07)</b>	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
<b>En-suite</b>	
<b>Bedroom two 9'6" x 10'0" (2.91 x 3.07)</b>	
<b>Bathroom</b>	
<b>Bedroom three 8'11" x 8'3" (2.72 x 2.53)</b>	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

