

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CANTREF CLOSE



**FOYER**

**KITCHEN**  
2.92m x 2.57m (9'7 x 8'5)

**PANTRY**

**LIVING**  
2.95m x 3.63m (9'8 x 11'11)

**DINING**  
1.55m x 2.13m (5'1 x 7)

**BATHROOM**  
2.46m x 1.68m (8'1 x 5'6)

**MASTER BEDROOM**  
4.55m x 2.69m (14'11 x 8'10)

**LANDING**

**BEDROOM TWO**  
2.01m x 2.97m (6'7 x 9'9)

**TENURE**  
Freehold

**SCHOOL CATCHMENT**  
English medium primary catchment area is  
Thornhill Primary School (year 2024-25)

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

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

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



**TAX BAND**  
D





## CANTREF CLOSE

, CF14 9HF - £225,000

 2 Bedroom(s)  1 Bathroom(s)  558.69 sq ft

Nestled in the charming area of Cantref Close, Thornhill, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With a well-proportioned living space of 646 square feet, the property features two inviting bedrooms and 1 bathroom, making it an ideal home for small families or couples, which is also chain free.

One of the standout features of this property is its prime location. Residents will appreciate being within walking distance of Cefn Onn Park, a perfect spot for leisurely strolls and outdoor activities. Additionally, the nearby Sainsbury's ensures that daily shopping needs are easily met, and the local train station offers excellent transport links for those commuting to Cardiff or beyond.

For those looking to expand their living space, the property comes with approved planning for a dormer conversion, presenting an exciting opportunity to enhance the home further.

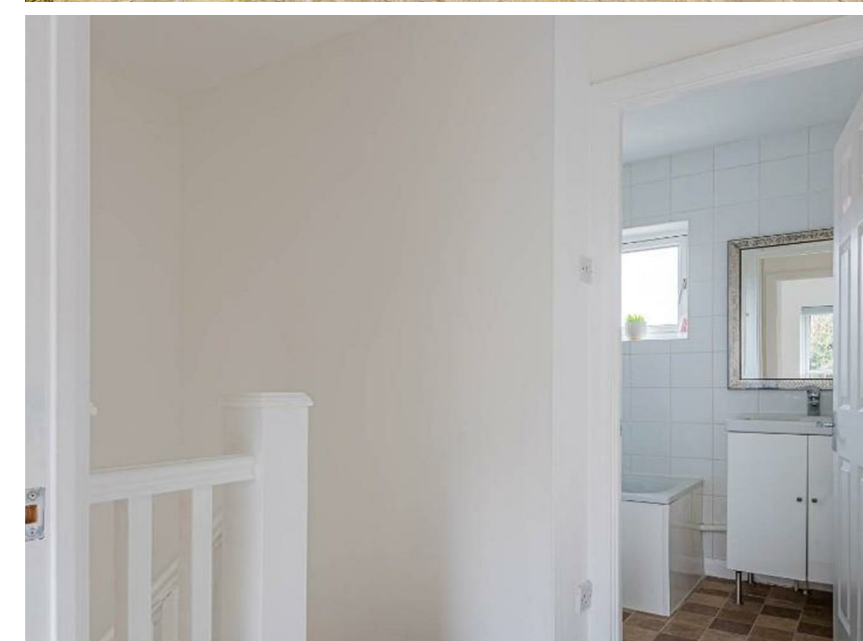
Parking is also a breeze with space available for two vehicle's, adding to the convenience of this charming abode.

In summary, this lovely two-bedroom mid-terraced house in Thornhill is a fantastic opportunity for anyone seeking a comfortable home in a desirable location. With its proximity to local amenities and the potential for expansion, it is sure to attract interest from a variety of buyers.



### PROPERTY SPECIALIST

Mr Max Tustin  
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Sales Negotiator

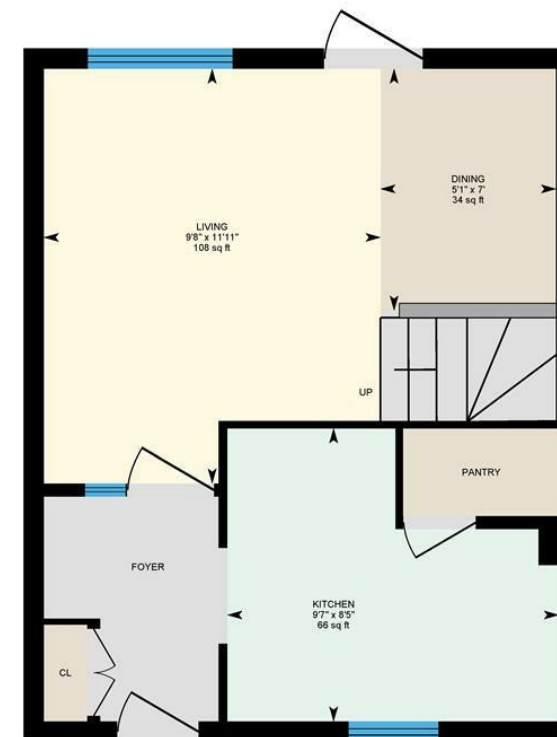




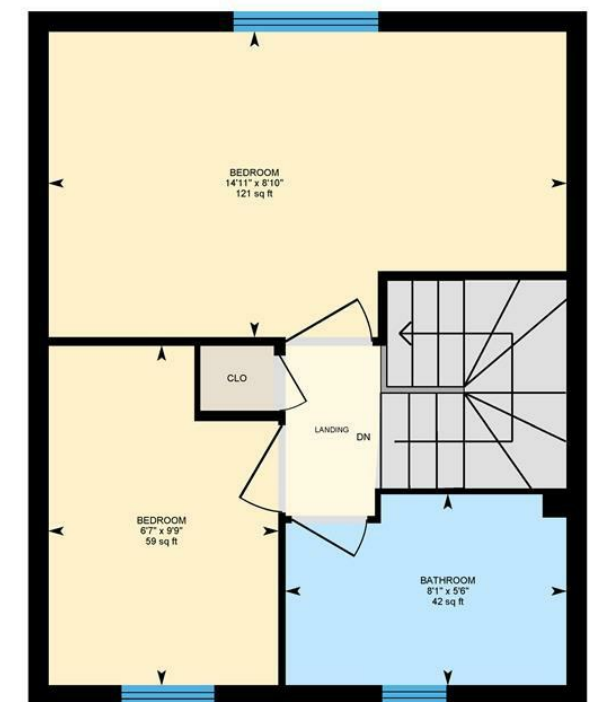
Cantref Close, Thornhill

### Cantref CI, Thornhill, CRF

Main Building: Total Interior Area 558.69 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	