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CARDIFF VALE CAERPHILLY BRISTOL

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

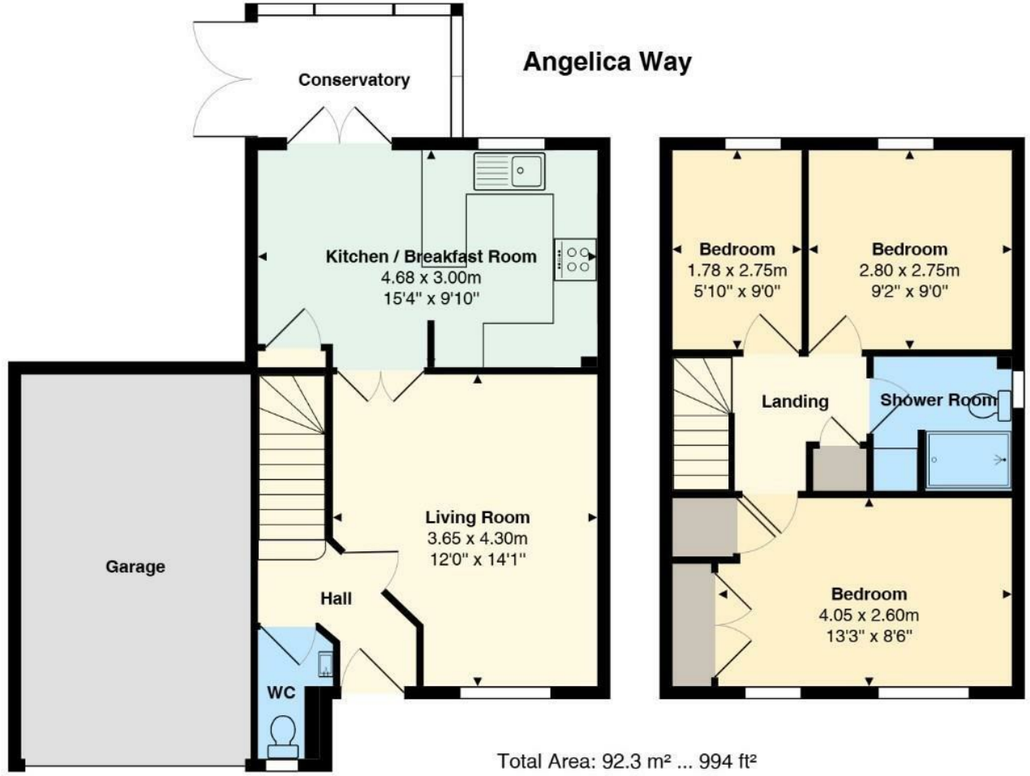
Property Specialist

Ms Nadia Refae

Valuer

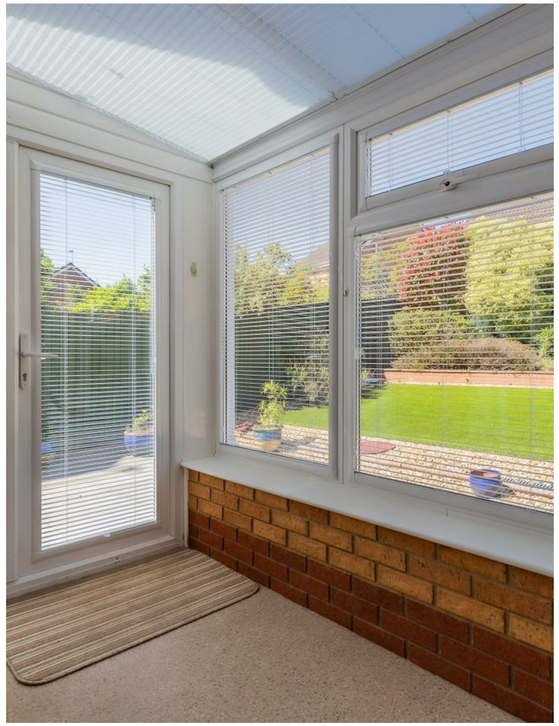
nadia@jeffreyross.co.uk

Comments by the Homeowner



Total Area: 92.3 m² ... 994 ft²

All measurements are approximate and for display purposes only



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.

Hall

W/C

Living Room 11'11" x 14'1" (3.65 x 4.30)

Kitchen / Breakfast Room 15'4" x 9'10" (4.68 x 3.00)

Conservatory

Landing

Master Bedroom 13'3" x 8'6" (4.05 x 2.60)

Shower Room

Bedroom Two 9'2" x 9'0" (2.80 x 2.75)

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.

EPC

C

Council Tax

E

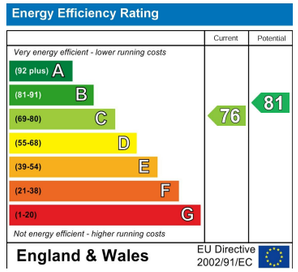
School Catchment

My English medium primary catchment area is
Coed Glas Primary School
Thornhill Primary School
Llysfaen Primary School

My English medium secondary catchment area is
Llanishen High School

My Welsh medium primary catchment area is
Ysgol Y Wern

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf


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
76
81
England & Wales
EU Directive 2002/91/EC