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CARDIFF

VALE

CAERPHILLY

BRISTOL



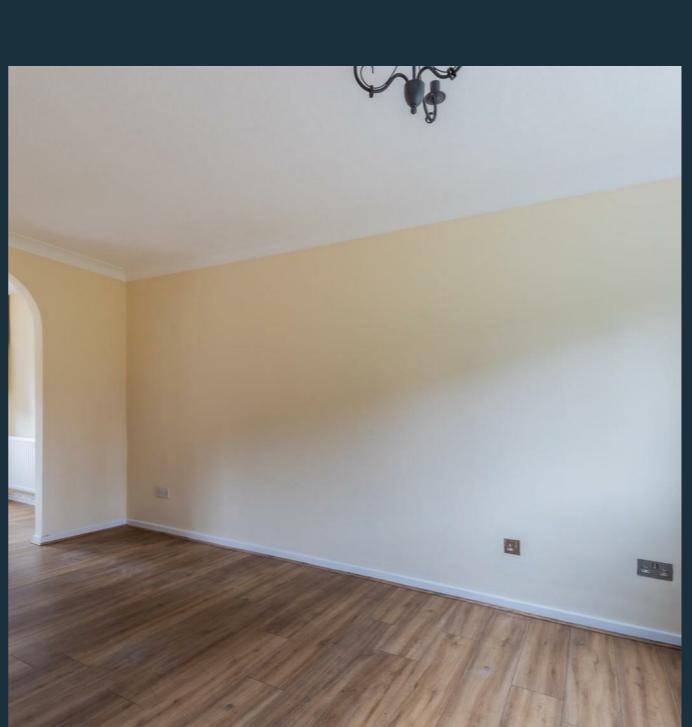


Comments by Mr Max Tustin

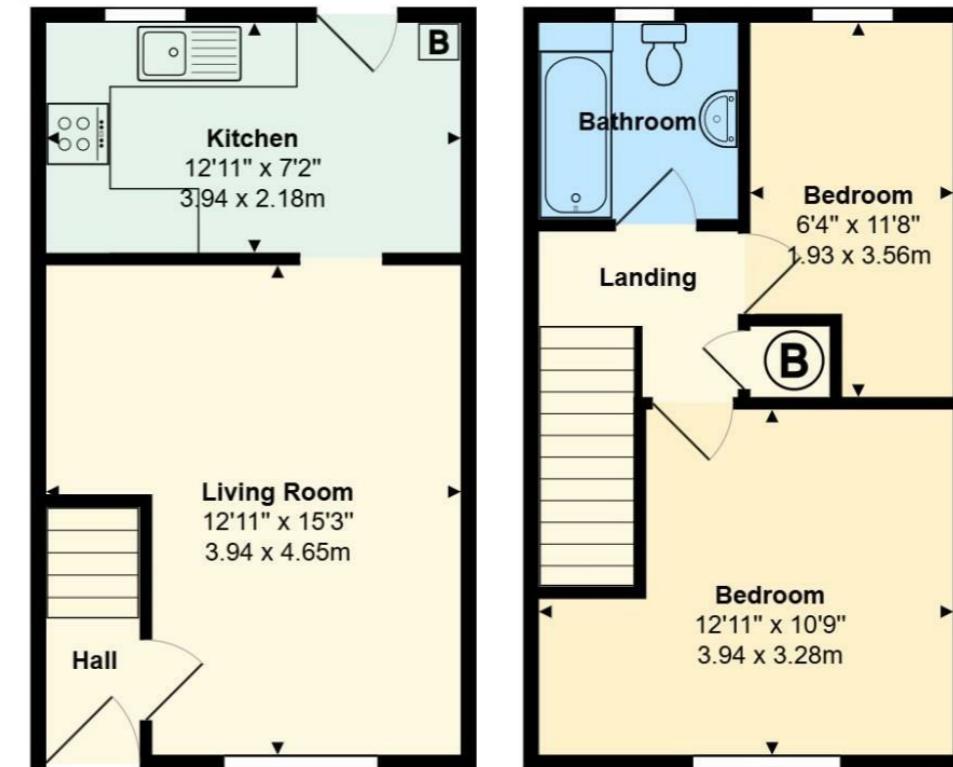


**Property Specialist**  
Mr Max Tustin  
Sales Negotiator

max@jeffreyross.co.uk



Comments by the Homeowner



## Llandegfedd Close

Total Area: 590 ft<sup>2</sup> ... 54.8 m<sup>2</sup>

All measurements are approximate  
and for display purposes only

# Llandegfedd Close

Thornhill, Cardiff, CF14 9HJ

Asking Price

£220,000



2 Bedroom(s)



1 Bathroom(s)



590.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711



In the desirable area of Thornhill, Cardiff, this two-bedroom mid-terrace house on Llandegfedd Close offers a wonderful opportunity for both first-time buyers and investors alike. Spanning 590 square feet, the property is thoughtfully designed to maximise space and comfort.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The two well-proportioned bedrooms, while the bathroom is conveniently located to serve both rooms. The property is currently vacant and comes with no chain, allowing for a smooth and swift transition for the new owner.

The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals. This property presents a fantastic opportunity to create a lovely home in a sought-after neighbourhood. Don't miss your chance to view this delightful house.



Hall 2'11" x 7'8" (0.89 x 2.36)

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

Living Room 12'11" x 15'3" (3.94 x 4.65)

Kitchen 12'11" x 7'1" (3.94 x 2.18)

Landing 6'2" x 11'0" (1.89 x 3.37)

Bathroom 6'2" x 6'1" (1.89 x 1.86)

Bedroom one 12'11" x 10'9" (3.94 x 3.28)

Bedroom two 6'3" x 11'8" (1.93 x 3.56)

Tax band

Band D

School catchment

English medium primary catchment area is  
Thornhill 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)

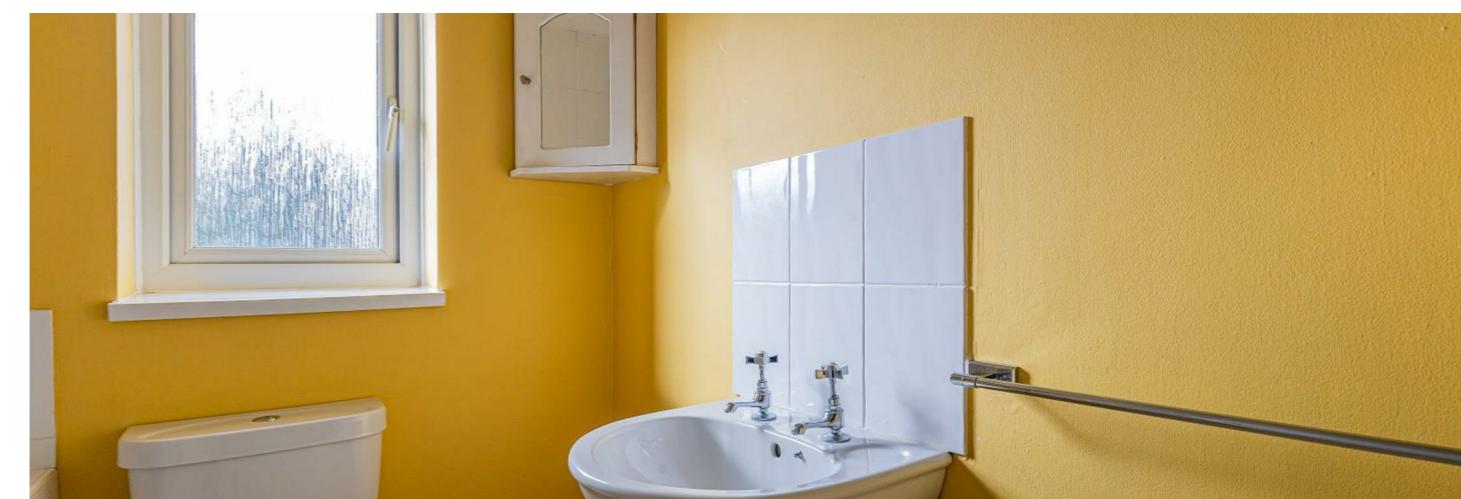
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	68
(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

