

FOR SALE

Elaine Close

Thornhill, Cardiff, CF14 9AT

THORNHILL, CARDIFF

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ASKING PRICE

£450,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,427 SQ FT

1427 SQFT

NO ONWARD CHAIN

TWO BATHROOMS

FOUR BEDROOMS

DRIVEWAY AND GARAGE



THE PROPERTY

Nestled in the tranquil cul-de-sac of Elaine Close in Thornhill, Cardiff, this delightful four-bedroom house offers a perfect blend of comfort and convenience for family living. Spanning an impressive 1427 square feet, providing ample space for relaxation and entertaining. The added benefit of a conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The well-appointed kitchen is complemented by a separate utility room, ensuring that daily chores are managed with ease. With two bathrooms, this home caters to the needs of a busy family, providing both privacy and functionality.

Outside, the private garden offers a serene retreat, ideal for children to play or for hosting summer gatherings. The property also features a driveway and a garage, providing convenient off-street parking and additional storage options.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this property in Thornhill is sure to impress.

INSIDE



ACCOMMODATION

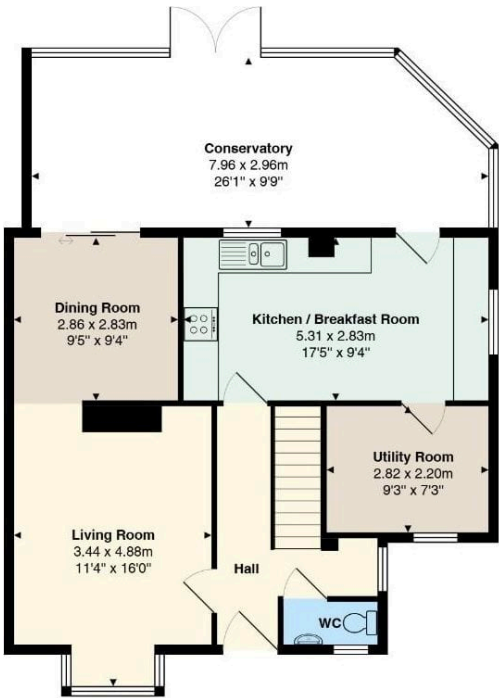
LIVING ROOM	3.44 x 4.88
DINING ROOM	2.86 x 2.83
CONSERVATORY	7.96 x 2.96
KITCHEN/BREAKFAST ROOM	5.31 x 2.83
UTILITY ROOM	2.82 x 2.20
BEDROOM ONE	2.79 x 3.55
BEDROOM TWO	2.79 x 3.67
BEDROOM THREE	2.93 x 2.79
BEDROOM FOUR	2.50 x 2.23

SCHOOL CATCHMENT

My English medium primary catchment area is Llanishen Fach Primary School 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

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,427 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E
EPC RATING	72 · POTENTIAL 85

FLOORPLAN



Elaine Close



Total Area: 132.6 m² ... 1427 ft²

All measurements are approximate and for display purposes only



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk