



Sheppard
& Bear

Clos Y Hebog | Thornhill | Cardiff | CF14 9JL

Asking price £315,000



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Nestled in the desirable area of Thornhill, Cardiff, this charming three-bedroom detached house offers an excellent opportunity for both families and investors alike. Priced at £315,000, this property presents remarkable value in a sought-after location, particularly given its features and the absence of an onward chain.

Spanning an impressive 840 square feet, the home boasts a well-designed layout that includes a welcoming reception room, perfect for relaxation and entertaining. The spacious kitchen/diner is ideal for family meals and gatherings, while the delightful conservatory provides a bright and airy space to enjoy the garden views throughout the year.

- 3-bedroom detached house
- Spacious kitchen/diner
- En-suite to master bedroom
- No onward chain
- Built in 1990
- Sought-after Thornhill location
- Bright conservatory
- Garage plus 2 parking spaces
- Quiet cul-de-sac setting
- Viewing highly advised

Entrance hall

WC

Living room

14'0" max x 12'6" max (4.27m max x 3.66m max)

Kitchen / dining room

16'10" x 10'0" (4.88m x 3.05m)

Conservatory

First floor landing

Bedroom one

12'8" max x 8'5" (3.66m max x 2.44m)

En-suite

5'7" x 5'5" (1.52m x 1.52m)

Bedroom two

9'2" x 8'9" (2.74m x 2.44m)

Bedroom three

9'0" x 6'6" (2.74m x 1.83m)

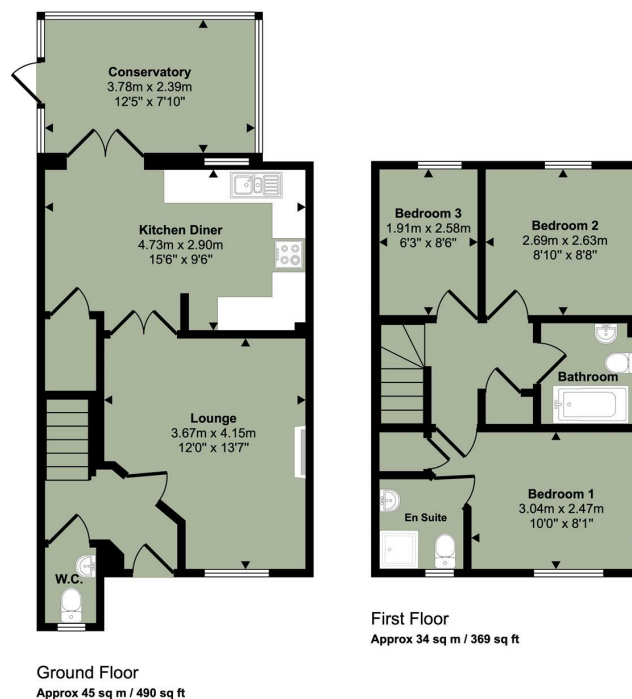
Family bathroom

6'3" x 6'2" (1.83m x 1.83m)

Outside and parking



Approx Gross Internal Area
80 sq m / 859 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band F
EPC Rating D

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