

# Clos Y Fran

THORNHILL, CARDIFF, CF14 9JJ

**GUIDE PRICE £375,000**

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# Clos Y Fran

Nestled in a quiet cul-de-sac, this detached house presents an inviting opportunity for discerning buyers seeking well-proportioned accommodation with potential for personal enhancement. The ground floor offers a living room enriched by a gas fireplace and coved ceiling, flowing naturally into a generous kitchen diner that connects to a conservatory overlooking the garden. Upstairs, three bedrooms provide a blend of comfort and practicality, complemented by a family bathroom and principal en suite.

Externally, the property is approached via a tarmac driveway capable of accommodating two to three vehicles, with an integral garage and an enclosed rear garden featuring a patio and lawn, offering a private retreat for family life.

Set within the sought-after Cardiff suburb, the home benefits from proximity to local amenities, including shops, cafes, and supermarkets. Families will appreciate well-regarded schools nearby, while outdoor enthusiasts can enjoy parks and recreational spaces within easy reach. Excellent transport links connect the area to the city centre and beyond, ensuring convenient access to Cardiff's cultural, educational, and professional hubs.

This home provides an opportunity to acquire a property in a desirable location with scope for individual touches, offering both practicality and charm for modern family life.



870.00 sq ft

#### Entrance Hall

Accessed via a PVC door, the front hallway provides a welcoming introduction with stairs leading to the first floor. Radiators and doors lead to the living room and cloakroom.

#### Cloakroom

The cloakroom includes a WC, wash basin, radiator, and an obscure double-glazed window to the front.

#### Lounge

The living room enjoys natural light from a front-facing double-glazed window and features a gas fireplace with surround and data rail, complemented by a coved ceiling. French doors connect seamlessly to the kitchen diner, enhancing the sense of space and flow.

#### Kitchen / Diner

The kitchen area includes a comprehensive selection of wall and base units with worktops, a one-bowl sink with drainer and mixer tap, plumbing for a washing machine, four-ring gas hob, integrated oven, and fitted space for a fridge and freezer. Vinyl flooring extends through the kitchen while the dining area is carpeted. Sliding double-glazed patio doors lead to the conservatory.

#### Conservatory

This double-glazed conservatory features a quarter brick wall, tiled floor, pitched PVC roof with ceiling fan and light, radiator, and power. French doors open onto the rear garden, providing an ideal space for relaxation or entertaining.

#### First Floor

Stairs rise from the entrance hall to a landing with loft access hatch and an airing cupboard housing the hot water tank and shelving. Doors lead to three bedrooms and the family bathroom.

#### Bedroom One

The principal bedroom features a front-facing double-glazed window, radiator, fitted wardrobes along one wall, and a built-in storage cupboard. An en suite shower room is accessed from this bedroom.

#### En Suite

The en suite includes a single shower quadrant, WC, wash basin, shaver point, radiator, and extractor fan.

#### Bedroom Two

A rear-facing double-glazed window illuminates this bedroom, which includes a radiator.

#### Bedroom Three

This rear-facing bedroom also features a double-glazed window and radiator.

#### Bathroom

The bathroom includes a bath with electric shower over, WC, wash basin, radiator, shaver point, obscure double-glazed window, and extractor fan.

#### Front

The front of the property features a tarmac driveway for two to three vehicles, a lawn, side gate access to the rear, paved path to the front door, storm porch with light, and integral single garage. Electric car charging point.

#### Rear

The rear garden is enclosed with timber fencing and offers a patio and lawn.

#### Garage

Integral Single Garage

#### Tenure

Freehold

#### Disclaimer

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from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC

