

Clos Y Hebog

THORNHILL, CARDIFF, CF14 9JL

£1,400 PER CALENDAR MONTH

**Hern &
Crabtree**



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This lovely three-bedroom detached house is ideally situated in a quiet cul-de-sac in the desirable Thornhill area, offering a peaceful environment.

Inside, the ground floor features a lounge, perfect for relaxing and entertaining, a kitchen diner with a conservatory to the rear adding additional living space and views of the garden, making it an ideal spot to enjoy all seasons. A convenient WC is also located on the ground floor. Upstairs, you'll find three bedrooms. The master bedroom benefits from an en-suite bathroom. The remaining bedrooms are well-proportioned and ideal for family living or home office use. A family bathroom completes the upper floor.

Externally, the property boasts a well-maintained rear garden, offering a perfect outdoor space for relaxation. At the front of the house, there are two parking spaces, ensuring off-road parking is never a concern.

The property benefits from its prime location, being within walking distance of Thornhill Primary School and conveniently positioned in the catchment area for Llanishen High School. It is also just a short distance from local amenities, making it an excellent choice for those seeking convenience and ease of access to everyday essentials. Additionally, the property is well-served by transport links, with Lisvane and Thornhill train stations nearby, providing direct access to Cardiff and beyond.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information at the time of application.





Good old-fashioned service with a modern way of thinking.



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



Approx Gross Internal Area
83 sq m / 897 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.



Hern & Crabtree

02920 780230 | lettings@hern-crabtree.co.uk

hern-crabtree.co.uk

87 Pontcanna Street, Pontcanna, Cardiff, CF11



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