

# Clos Y Hebog

THORNHILL, CARDIFF, CF14 9JL

**£1,400 PER CALENDAR MONTH**

**Hern &  
Crabtree**





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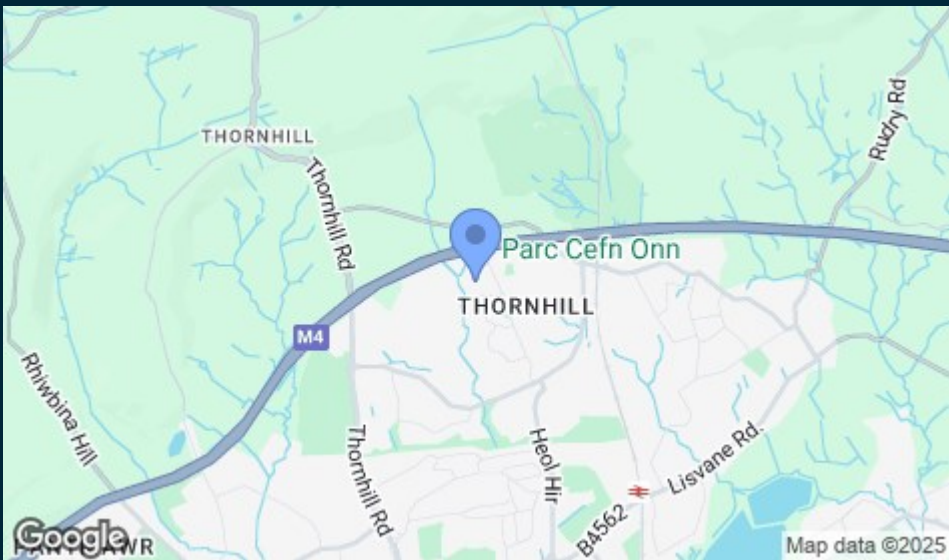
This lovely three-bedroom detached house is ideally situated in a quiet cul-de-sac in the desirable Thornhill area, offering a peaceful environment.

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.

