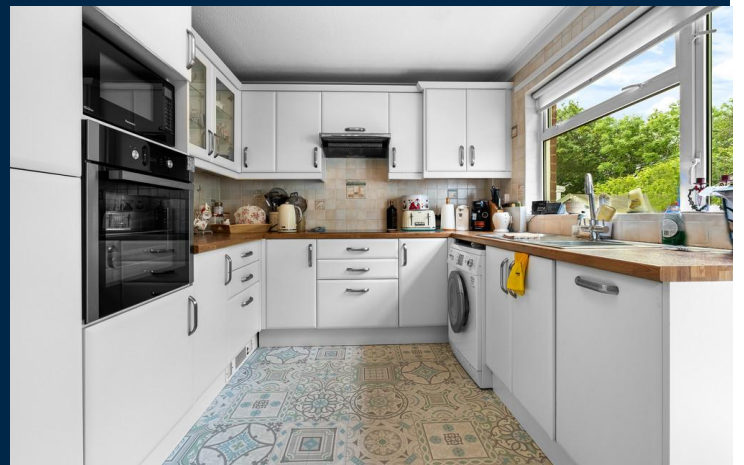




**39 GARETH CLOSE**  
**THORNHILL**  
**CARDIFF CF14 9AF**

ASKING PRICE OF  
**£265,000**



**SEMI DETACHED HOUSE**



**2**



**1**



**1**



**1**

This bright Semi-detached two-bedroom house lies on the pretty street of Gareth Close, positioned in a great location of Thornhill. This well maintained home comprises, Entrance porch, Lounge, Kitchen, Two great size Bedrooms, Family bathroom and beautiful patioed Garden with a Garage. Ideal First time purchase or downsize, viewings recommended as this property is a larger style two bed.

#### LOCATION

This property is located in the popular Thornhill area in the North of Cardiff with supermarket, doctors, church centre & coffee shop and post office. Thornhill primary school is well regarded. Regular bus and train transport links to the city centre.

#### ENTRANCE PORCH

4' 4" x 3' 11" (1.339 m x 1.214 m)

Window to front aspect with obscure glass. Coving. Alarm system.

#### LOUNGE

17' 7" x 12' 11" (5.382 m x 3.962m)

PVC window to front aspect. Electric fire. Two radiators. Stairs to 1st floor.

#### KITCHEN

13' 0" x 8' 10" (3.987m x 2.700m)

PVC window to rear aspect. PVC door with obscure glass to rear access. Tiled splashback. A range of base and wall mounted cabinets with contrasting round edge countertops. Induction hob with extractor fan above. Integral oven, fridge freezer and dishwasher.

#### FIRST FLOOR

0' 0"

#### LANDING

8' 3" x 4' 4" (2.522 m x 1.337m)

Loft hatch. Radiator. Coving. Doors all rooms.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 732 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### BEDROOM ONE

13' 1" x 9' 1" (3.996 m x 2.790 m)

PVC window to front aspect. Radiator. Coving.

#### BEDROOM TWO

8' 11" x 12' 8" (2.722m x 3.874m)

PVC window to rear aspect. Radiator. Coving.

#### BATHROOM

7' 8" x 4' 7" (2.350m x 1.416m)

PVC window with obscure glass to rear aspect. Tiled walls. Spotlights. Tiled floor. Walk-in shower unit. WC with inset flush. Wash hand basin vanity unit.

#### GARAGE

Up and over garage door. Electricity. Ideal storage option.

#### OUTSIDE

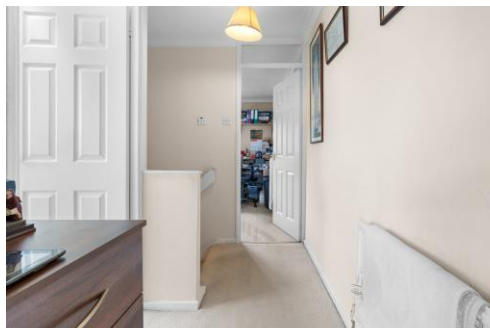
Front - Driveway. Rear gated access.

Rear - Raised decked sitting area leading to patio area with a mixture of mature shrubs and trees. Wooden Shed. Fence to boundary.





# 39 GARETH CLOSE, THORNHILL, CARDIFF CF14 9AF



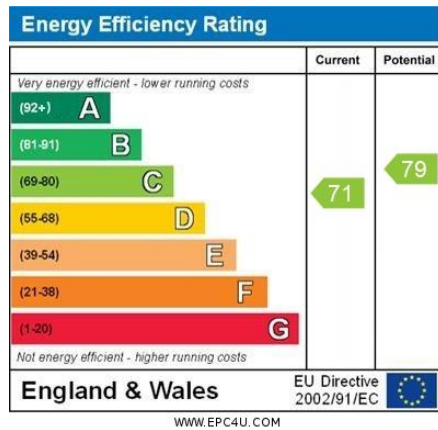
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GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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