

Ffordd Yr Hen-Dai

THE MILL, CANTON, CARDIFF, CF11 8FJ

GUIDE PRICE £300,000

**Hern &
Crabtree**



Ffordd Yr Hen-Dai

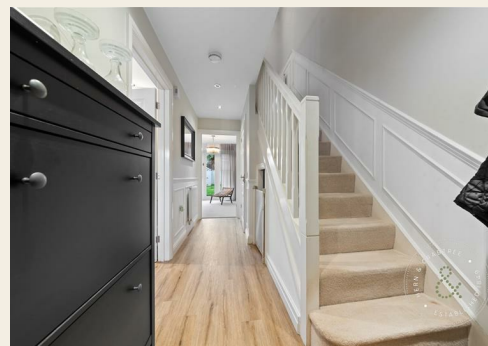
First-time buyers, look no further! A stylish, larger style, two double bedroom semi-detached home, boasting a lovely size rear garden and allocated parking, ideally positioned on a quiet street within the highly sought-after The Mill development in Canton.

Completely transformed by the current owners, this tastefully presented property would make a perfect first purchase or an excellent home for a young family.

The light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, a modern Kitchen/Diner, and a separate Lounge featuring French doors opening onto the rear garden, ideal for entertaining and everyday living. To the first floor are two generous double bedrooms, including a Master Bedroom with En-Suite, along with a contemporary family bathroom.

Ffordd Yr Hen Dai is situated in a quiet part of The Mill and is within walking distance of the highly regarded Ysgol Treganna. The location also offers excellent access to Canton, Pontcanna, and Victoria Park, all of which provide a fantastic selection of shops, cafés, and eateries.

Early viewing is highly recommended – book now to avoid disappointment.



Approx 754.00 sq ft

Entrance Hall

Entered via a composite front door into hallway, stairs to the first floor, dado rail, radiator, wooden flooring.

Cloakroom

Fitted with w.c and wash hand basin, radiator, wooden flooring.

Kitchen/Diner

Double glazed window to the front and double glazed window to the side, fitted with wall and base units, stainless steel sink and drainer, a four ring gas hob with electric oven and grill, integrated washing machine, integrated dishwasher, integrated fridge and freezer, radiator, wooden flooring.

Living Room

Double glazed patio doors to the rear and floor to ceiling windows either side, radiator.

First Floor Landing

Stairs rise up from the hallway, radiator, access to loft space., storage cupboard.

Bedroom One

Double glazed window to side, radiator, built in wardrobe.

En Suite

Double obscure glazed window to the rear, walk in corner shower, w.c and wash hand basin, radiator, wooden flooring.

Bedroom Two

Twin double glazed window to the front, radiator, built in cupboard.

Bathroom

Double obscure glazed window to the side, bath, w.c and wash hand basin, radiator, laminate floor.

Rear Garden

Enclosed garden by wall on one side and timber fence, paved patio and lawn, cold water tap, garden shed, gate to the rear.

Front

Path to front door, hedge.

Parking

Tenure

We have been advised by the seller that the property is freehold and the council tax band is D.

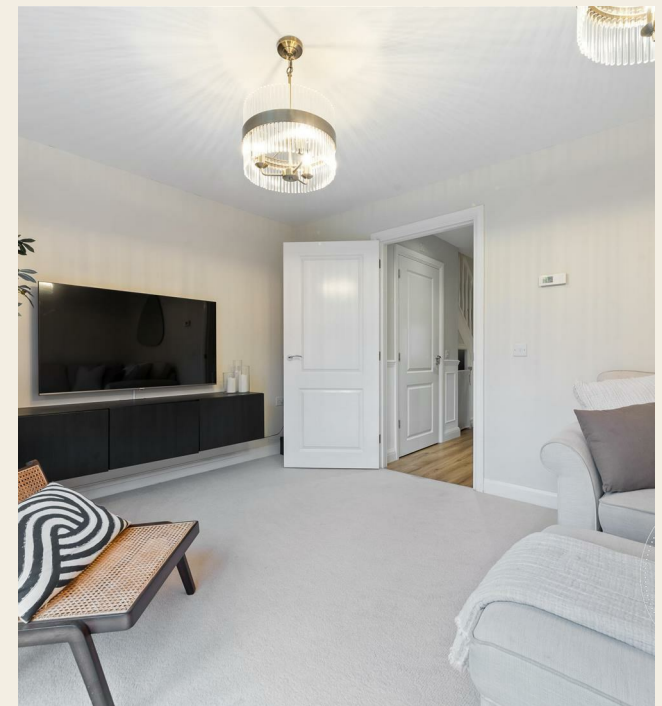
Charges

Disclaimer

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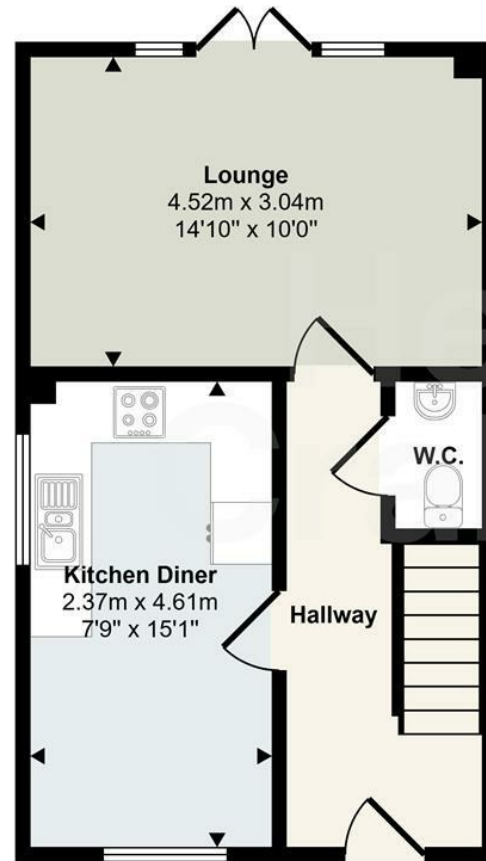
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: D



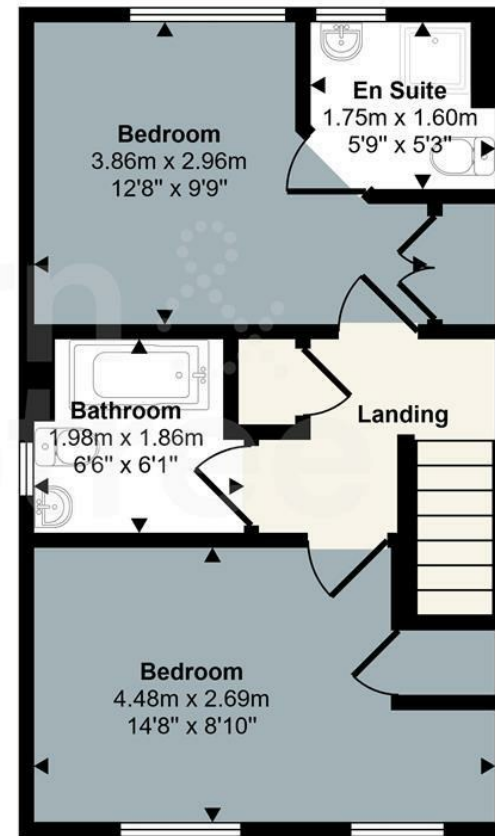


Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor

Approx 35 sq m / 378 sq ft



First Floor

Approx 35 sq m / 376 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



**Hern &
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02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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