

Ffordd Yr Hen-Dai

THE MILL, CANTON, CARDIFF, CF11 8FJ

GUIDE PRICE £425,000

**Hern &
Crabtree**



Ffordd Yr Hen-Dai

The Willow. An imposing four bedroom semi-detached town house located in this popular development in The Mill, Canton. Offering light and spacious, versatile living space, a spacious garden as well as off street parking and a garage, this property will certainly prove to be popular.

The ground floor layout of The Willow has an entrance hallway, cloakroom, storage cupboard, utility room, home office/sitting room and bedroom four with an en-suite. This is a perfect floor for a teenager who is looking for some independence or a relative who comes to live with you. The first floor comprises of a landing leading to the open plan kitchen/dining room and spacious living room with a Juliet balcony. The top floor offers three bedrooms with an en-suite to the master and a family bathroom. The property further benefits from a large enclosed rear garden as well as a driveway and a single garage which has been converted into a bar as well as maintaining storage space.

The Boulevard is located within a stone's throw to the ever so popular local school of Ysgol Treganna and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early!

- Four Bedroom Town House
- Ground Floor Bedroom and En-Suite
- Further En-Suite and Bathroom
- Converted Garage with Storage
- Popular Mill Development
- Three Bedrooms on Top Floor
- Spacious Enclosed Rear Garden
- Parking



1518.00 sq ft

Entrance Hall

Entered via a pvc front door, stairs to the first floor, radiator, wood effect vinyl flooring.

Bedroom

Double glazed window to the front, radiator.

En Suite

Fitted with shower, walk in corner shower, w.c and wash hand basin, heated towel rail, recess lights, wood effect vinyl flooring.

Cloakroom

Fitted with w.c and wash hand basin.

Utility Area

Pvc door lead to the garden, worktop, stainless steel sink and drainer, space and plumbing for a washing machine, radiator, storage cupboard housing the fuse board, additional cupboard housing the combination boiler. Wood effect vinyl flooring.

Living Room

Double glazed window to the rear, radiator.

First Floor Landing

Storage cupboard with water tank.

Living Room

Double glazed patio doors lead to the Juliet balcony, double glazed window to the front, radiator.

Kitchen

Two double glazed windows to the rear, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a five ring gas hob, integrated electric double oven, integrated grill, integrated dishwasher, radiator, recess lights, vinyl flooring.

Second Floor

Stairs rise up from the first floor landing, radiator.

Bedroom One

Double glazed window to the rear, radiator.

En Suite

Double obscure glazed window to the rear, walk in shower, w.c and wash hand basin, heated towel rail, laminate floor.

Bedroom Two

Double glazed window to the front, radiator, access to loft space.

Bedroom Three

Double glazed window to the front, radiator, built in wardrobe.

Bathroom

Fitted with bath, w.c and wash hand basin, radiator, recess lights, laminate flooring.

Garden

Enclosed by timber fencing, cold water tap, paved and decked area, access to the garage from the garden.

Front

Hedge, Lawn and rockery, paved path to front door.

Garage/Storage

The garage is split into storage and a bar area which has up and over door, power and light.

Parking

An allocated parking space

Disclaimer

Tenure and Additional Information/Charges

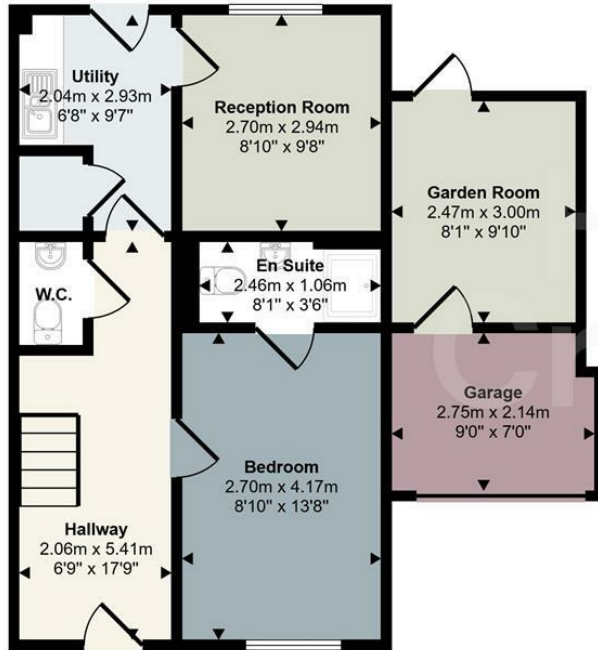
We have been advised by the vendor that the property is Freehold. Epc - B Council Tax - F. £140 + £85 billed per annum for: upkeep of planted areas and grass/hedges in public areas. Upkeep and maintenance of park area on estate. Ground solutions service charge and Tirion group



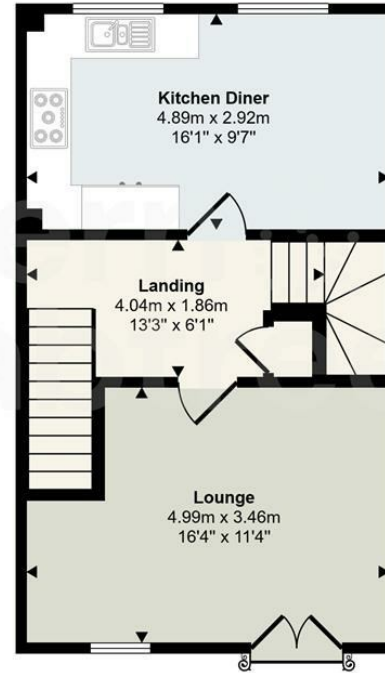




Approx Gross Internal Area
141 sq m / 1518 sq ft



Ground Floor
Approx 56 sq m / 603 sq ft



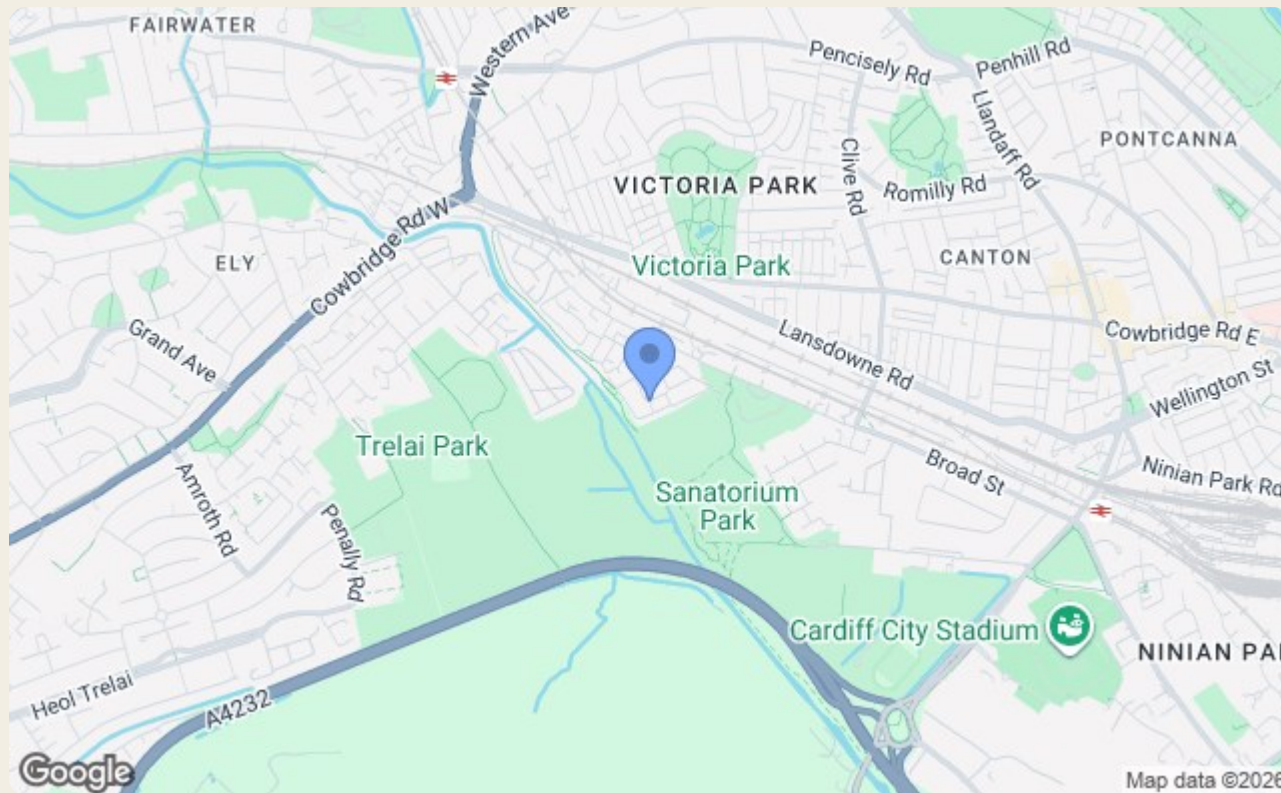
First Floor
Approx 42 sq m / 453 sq ft



Second Floor
Approx 43 sq m / 462 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.

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



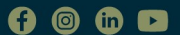
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		94	Very environmentally friendly - lower CO ₂ emissions
(81-91) B	86		(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			(1-20) G
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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