

Trem Yr Afon

THE MILL, CANTON, CARDIFF, CF11 8FD

GUIDE PRICE £575,000

**Hern &
Crabtree**



Trem Yr Afon

Rarely available and one of only a handful of detached homes within the sought-after development of The Mill in Canton, this impressive four-bedroom residence has been extensively upgraded and beautifully extended by the current owners since purchasing it new from Lovell Homes.

The standout feature is the stunning open-plan kitchen and dining space, thoughtfully extended to create a superb family and entertaining area, complete with bi-fold doors opening onto the rear garden. Backing onto open fields and mature trees, the property enjoys a peaceful and private setting rarely found so close to the city centre.

The accommodation comprises a welcoming entrance hall, study, dining room, spacious lounge with French doors to the garden, and the showpiece kitchen/diner on the ground floor. Upstairs are four generously sized bedrooms, including two with en-suite shower rooms, alongside a contemporary family bathroom.

Externally, the private rear garden benefits from an attractive patio area and hot tub, while a tandem driveway provides parking for two vehicles and leads to a single garage.

Situated in Trem Yr Afon within The Mill development, the property is ideally located close to a range of local amenities, including a pharmacy and fitness centre, and falls within the catchment area for the highly regarded Ysgol Treganna.

The vibrant district of Canton is one of Cardiff's most desirable areas, known for its multicultural community, independent cafés and restaurants, green spaces, and excellent transport links to the city centre. Home to the nearby Cardiff City Stadium, the area successfully combines urban convenience with a strong sense of community, making it particularly appealing to families and professionals alike.



1533.00 sq ft

Entrance

Entered via a wood front door, stairs to the first floor with open area beneath, storage cupboard, wooden flooring.

Utility

Built in cupboard, worktop, composite sink, space and plumbing for washing machine, radiator, tiled floor.

Cloakroom

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

Dining Room

Double glazed window to the front, radiator, wooden flooring.

Office/Study

Double glazed window to the front, radiator, wooden flooring.

Living Room

Double glazed patio doors to the rear, radiator, electric fireplace with marble surround and hearth, wooden flooring.

Kitchen/Dining Room

Double glazed bi fold doors to the rear garden and also to the side, skylight window, kitchen fitted with a range of wall and base units with worktop over, central island with worktop and wine fridge, a five ring gas hob, integrated oven and grill combi, a ceramic sink, integrated fridge and freezer, integrated dishwasher, recess lights, radiator, tiled flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail, access to loft space, radiator, cupboard housing the hot water cylinder.

Bedroom One

Double glazed window to the rear, radiator, built in wardrobes.

En Suite

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

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Jack and Jill Bathroom

Double obscure glazed window to the front, fitted with shower, w.c and wash hand basin, heated towel rail, laminate flooring.

Bedroom Four

Double glazed window to the front, radiator.

Bathroom

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

Garden

Enclosed by timber fencing, lawn, gazebo, cold water tap.

Front

Low hedge, footpath to front door.

Driveway & Garage

Double tandem driveway leading to single garage that has up and over door.

Tenure and Charges

We have been advised by the seller that the property is freehold.

The seller pays £85.00 per annum for upkeep of park

Disclaimer

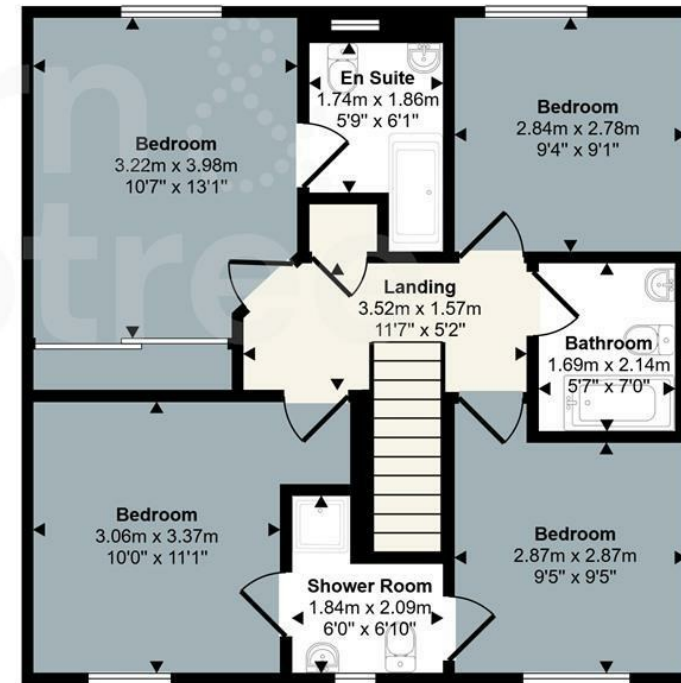
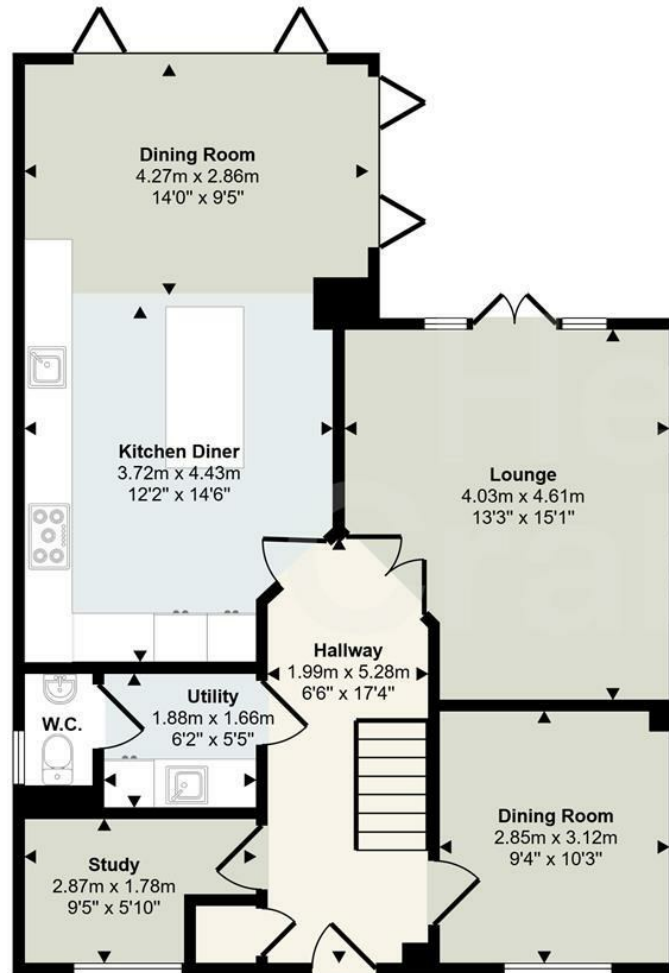
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area
142 sq m / 1533 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

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.

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