Treganna Street

THE MILL, CANTON, CARDIFF, CF11 8FN

OFFERS IN EXCESS OF £389,950

Hern & Crabtree

Treganna Street

No chain. This exceptional semi-detached townhouse has been meticulously transformed by the current owners, offering a reconfigured and beautifully presented living space.

On the ground floor, you'll find a welcoming entrance hall leading to a spacious open-plan kitchen/diner, complete with bi-fold doors that open out to a beautifully landscaped garden. The ground floor also features a convenient cloakroom and a handy utility room.

The first floor comprises two bedrooms, one of which is currently used as a home office, as well as a light-filled living room with a small sitting balcony to the front. On the second floor, there are three further bedrooms, including a master with its own en suite, plus a stylish family bathroom.

Externally, the property benefits from a single integral storage area, off-street parking for two vehicles, and a landscaped rear garden. With its thoughtful design and high-quality finishes throughout, this home combines practicality with contemporary style, making it an ideal choice for modern family living.

Canton is a lively, multicultural district just west of Cardiff city centre. It boasts diverse shops, cafes, and restaurants along Cowbridge Road East, the iconic Chapter Arts Centre, and green spaces like Victoria Park. A hub for arts, culture, and sports fans, Canton blends urban convenience with a welcoming community vibe. Ysgol Treganna is also p[aced a short stroll away. Internal viewings are an absolute must!

Approx 1373.00 sq ft

Council Tax Band: F

Entrance Hall
Entered via double glazed composite front door with window over, radiator, stairs to the first floor with central carpet runner and understairs alcove, wood laminate flooring, contemporary glazed door which opens to the kitchen/diner.

Open Plan Kitchen/Diner
17'1" x 13'2"
Bi fold doors leading out to the rear garden, kitchen fitted with a range of wall and base units with marble worktop over, one and a half bowl sink and drainer with instant hot waater tap, integrated dishwasher, a four ring gas hob with cooker hood above and integrated oven, integrated wine rack, consealed Ideal gas combination boiler, integrated fridge/freezer, pull out larder cupboard, built in larder with pull out drawers, vertical radiator, recess with desk space, wood laminate flooring, doorway to utility and door to cloakroom.

Utility
8'5" x 4'10"
Double glazed door with fitted shutter leading out to the driveway to side, wall and base units with marble worktop over, sink with swan neck mixer tap, plumbing for a washing machine, space for a tumble dryer if desired, vertical radiator, wood laminate flooring.

Cloakroom
Fitted with wash hand basin, w.c, radiator, extractor fan.

First Floor Landing
Stairs rise up from the entrance hall with wooden handrail and spindles with central carpet runner, built in cupboard, stairs to the second floor, open to the living room.

Living Room
11'11" x 16'4"
Double glazed French doors to the front one with Juliet balcony and one with small sitting balcony, radiator, wood laminate flooring.

Bedroom Four
9'8" x 9'0"
Double glazed window to the rear, radiator, wood laminate floor.

Bedroom Five/Home Office
6'10" x 9'8"
Full glazed door, double glazed window to the rear, radiator, wood laminate floor.

Second Floor Landing
Stairs rise up from the first floor, double glazed window to the side, air filtration system, radiator.

Master Bedroom
9'10" x 11'5"
Double glazed window to the rear, radiator, door to en suite.

En Suite
9'0" max x 4'7" max
Fitted with single shower cubicle in recess with plumbed shower, w.c and wash hand basin, radiator, extractor fan, laminate flooring.

Bedroom Two
11'6" max x 9'6" max
Double glazed window to the front, radiator, an L shaped room.

Bedroom Three
11'6" x 6'6"
Double glazed window to the front, radiator, access to loft space.

Bathroom
6'11" max x 5'7" max
Fitted with bath with Mira shower over and glass screen, w.c and wash hand basin, radiator, extractor fan, part tiled walls, wood laminate floor.

Rear Garden
A landscaped mature garden, decorative paved patio, path to a secondary patio sitting area, lawn, mature shrubs, trees and flower borders, outside cold water tap and power, gate to side driveway.

Garage
An integral single garage accessed from the front.

Front
Paved pat ,access to the garage.

Side
A tandem driveway to the side for two vehicles.

Disclaimer
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Charges
The seller pays: - £120.00 billed per annum to Ground Solutions

NO ONE
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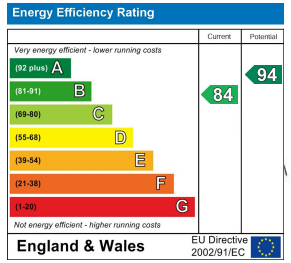
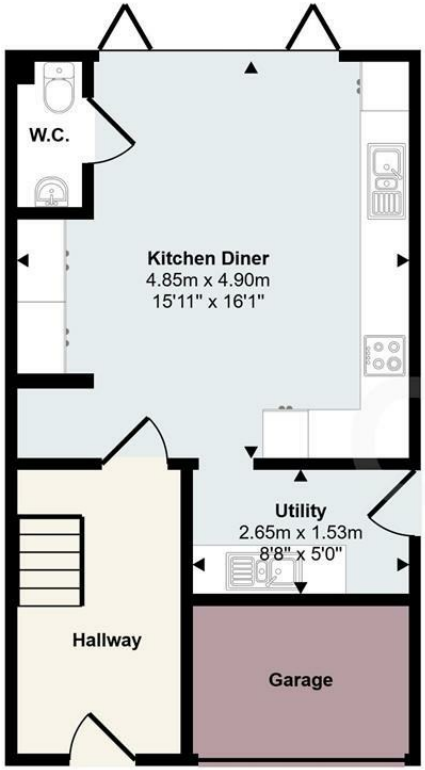
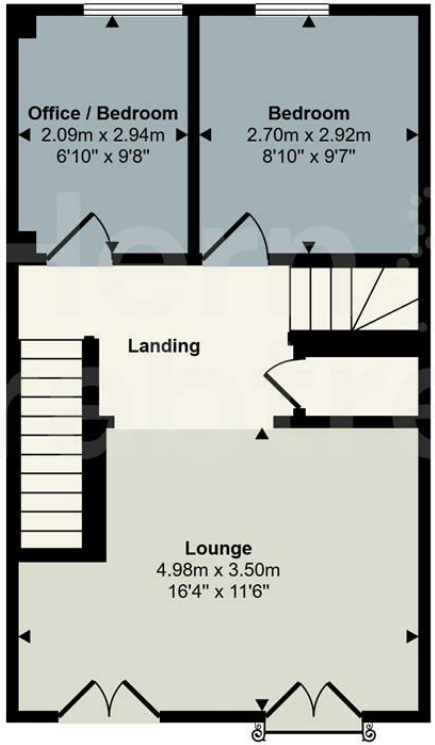
AND THAT
IS YOUR



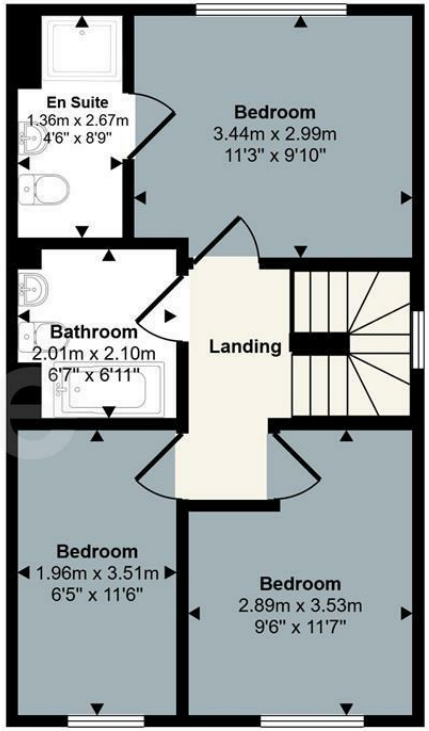
Approx Gross Internal Area
128 sq m / 1373 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft



First Floor
Approx 43 sq m / 459 sq ft



Second Floor
Approx 43 sq m / 461 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.

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Hern & Crabtree

02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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