

Bridge Close

THE MILL, CANTON, CARDIFF, CF11 8FR

GUIDE PRICE £265,000

**Hern &
Crabtree**



Bridge Close

A bright and spacious two double bedroom mid-terrace house with located on this popular development on The Mill in Canton. Tastefully decorated throughout with lovely rear garden and an allocated parking space, this property will certainly be popular with first time buyers and investors!

The accommodation briefly comprises: Entrance Hall, Cloakroom, Kitchen/Diner and Lounge with French Doors out to the Rear Garden. To the first floor are Two Double Bedrooms and a Family Bathroom. The property further benefits from a landscaped rear garden.

Bridge Close is perfectly tucked away on a quiet part of The Mill and is located within walking distance to the ever so popular local school of Ysgol Treganna and with in easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, There are also 3 years remaining on the NHBC. Be quick and book early!



675.00 sq ft

Entrance

Entered via a pvc door into the hallway.

Hallway

Stairs to the first floor with open downstairs storage.
Radiator. Tiled flooring.

Cloakroom

W/c and wash hand basin. Radiator. Laminate flooring.

Kitchen/Diner

Double glazed window to the front. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated gas hob and electric oven and grill. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Laminate flooring.
Radiator.

Lounge

Double glazed window to the rear. Double glazed French doors leading out to the rear. Wooden flooring. Radiator.

FIRST FLOOR

Landing

Wooden banister. Loft access hatch. Radiator. Doors to all rooms.

Bedroom One

Double glazed window to the rear. Radiator. Built in wardrobe.

Bedroom Two

Two double glazed windows to the front. Radiator. Built in wardrobe. Wooden flooring.

Bathroom

Bath with shower, w/c and wash hand basin. Radiator.
Laminate flooring.

OUTSIDE

Front

Rear Garden

Enclosed with timber fencing. Paved sitting area to the front and rear. Path to the side. Astro turf. Gate leading out to the rear. Cold water tap.

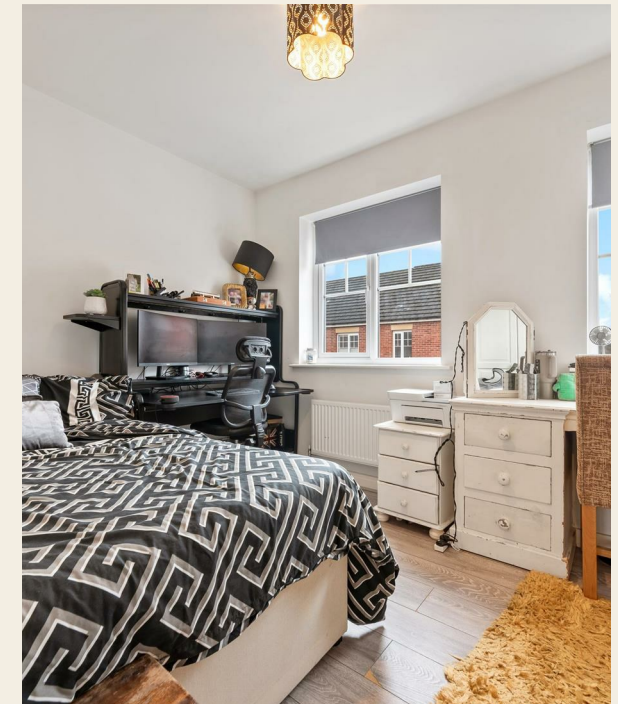
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

Charges

There are charges to pay for the upkeep on local park.
Ground maintenance-Ground Solutions- £143.37 annual charge
Riverside park- Tirion Group- £80.40 annual charge
(approximate charges)



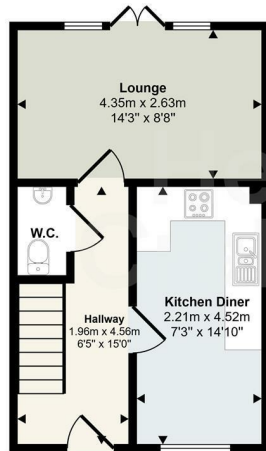
Good old-fashioned service with a modern way of thinking.



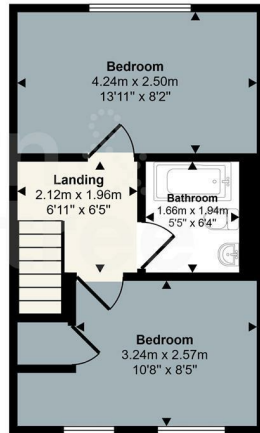
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
63 sq m / 675 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft



First Floor
Approx 31 sq m / 334 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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