

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 placed a short stroll away. Internal viewings are an absolute must!



Approx 1373.00 sq ft

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

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Council Tax Band: F

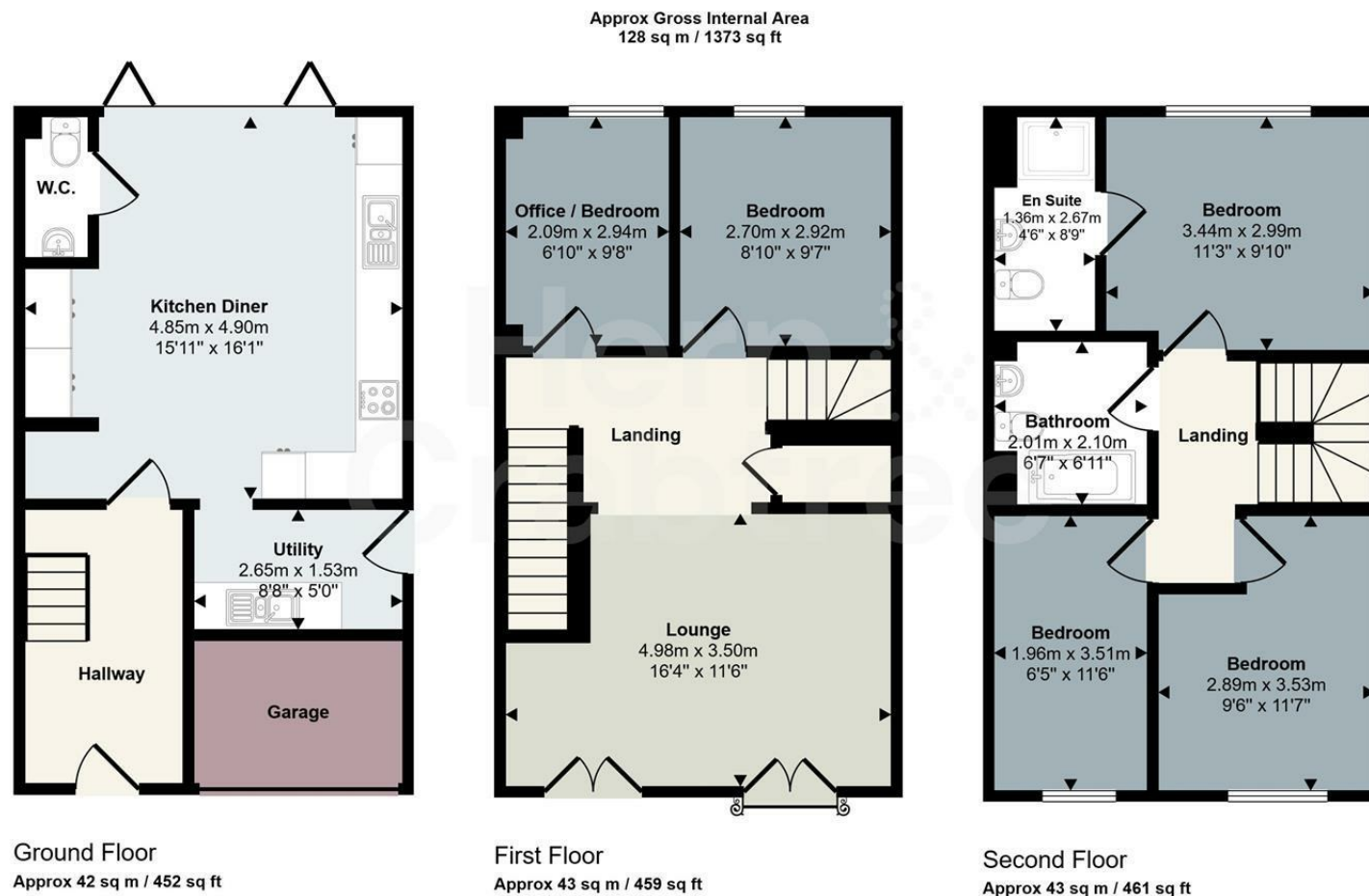
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Charges

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







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		94
(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

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



Hern & Crabtree

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