

Paul Williams Walk

THE MILL, CANTON, CARDIFF, CF11 8GA

GUIDE PRICE £350,000

**Hern &
Crabtree**



Paul Williams Walk

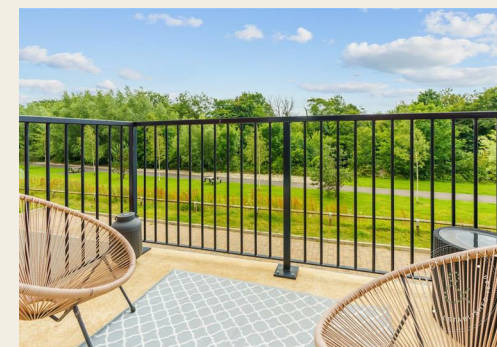
A stylish and immaculately presented three-bedroom semi-detached townhouse, set within the highly sought-after development of The Mill in Canton. Boasting a spacious south-facing balcony with a serene, leafy outlook, this exceptional home offers bright, versatile living across three floors complete with off-street parking and a integrated storage.

Set over three floors, the property offers light-filled and flexible living space. The ground floor features an entrance hall, a large utility room with access to the rear garden, two generous storage cupboards, a downstairs WC, a home office and internal access to the garage.

On the first floor, you'll find a bright living room with two sets of French doors, one opening onto a Juliet balcony. There's also a contemporary open-plan kitchen and dining area, perfect for entertaining.

Upstairs, the top floor boasts three good-sized bedrooms. The primary bedroom benefits from an en-suite shower room and there is also a modern family bathroom.

Paul Williams Walk is perfectly tucked away on The Mill and 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!



1403.00 sq ft

Entrance

Storm porch outside with light, then into the hallway via a composite front door, stairs to the first floor, radiator with understairs storage and built-in cupboard, wood laminate flooring.

Utility Room

Double glazed window to the rear, double glazed composite door to the rear garden, base units, plumbing for washing machine and space for tumble dryer, single bowl sink and drainer concealed Ideal gas combination boiler, radiator, wood laminate flooring.

Cloakroom

Fitted with w.c. and wash hand basin, radiator, extractor fan, vinyl flooring.

Office

Door from utility room, part divided room from the garage, power, laminate flooring, door to the other half of the garage.

First Floor Flat

Stairs rise from the hallway with a wooden handrail and spindles, radiator, built in cupboard, stairs to the second floor.

Lounge

Twin double glazed French doors to the front, one with Juliet balcony and other with sitting balcony with railings, radiator.

Kitchen/Diner

Double glazed window to the rear, kitchen fitted with a range of wall and base units with worktop over, a four ring gas hob with stainless steel splashback and cooker hood above, integrated oven, one and a half bowl stainless steel sink and drainer with a mixer tap, space and plumbing for a dishwasher, space for fridge/freezer, radiator, space for table and chairs, vinyl flooring.

Second Floor

Stairs rise up from the first floor landing, double glazed window to the side, air filtration system, access to loft space, and radiator.

Bedroom One

Double glazed window to the rear, radiator, door to en suite.

En Suite

Fitted with a shower cubicle with plumbed shower, w.c and wash hand basin, mirrored vanity unit, radiator, extractor, vinyl floor.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Fitted with a bath with plumbed shower over and glass screen, w.c and wash hand basin, mirrored vanity cupboard, heated towel rail, extractor fan, part tiled walls, vinyl flooring.

Rear Garden

Enclosed garden with timber fence, patio, lawn, outside light and cold water tap, side gate access.

Half Garage Space

With up and over door to the front, power.

Charges

The seller pays £124.99 per annum for service charges

Management Company

The Mill (Site 2) RMC Ltd
C/O Ground Solutions UK Ltd
A5 Optimum Business Park
Optimum Road
Swadlincote
Derbyshire
DE11 0WT

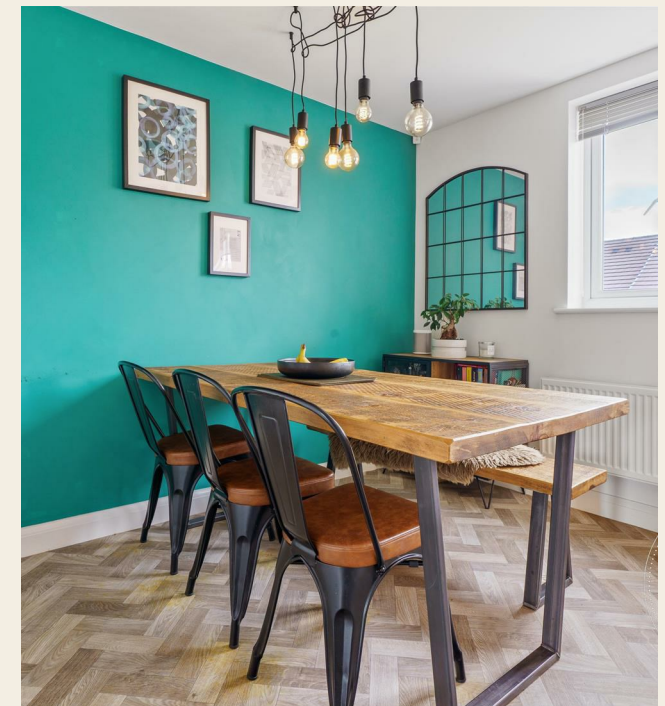
Tenure

We have been advised by the seller that the property is freehold and the council tax band is F.

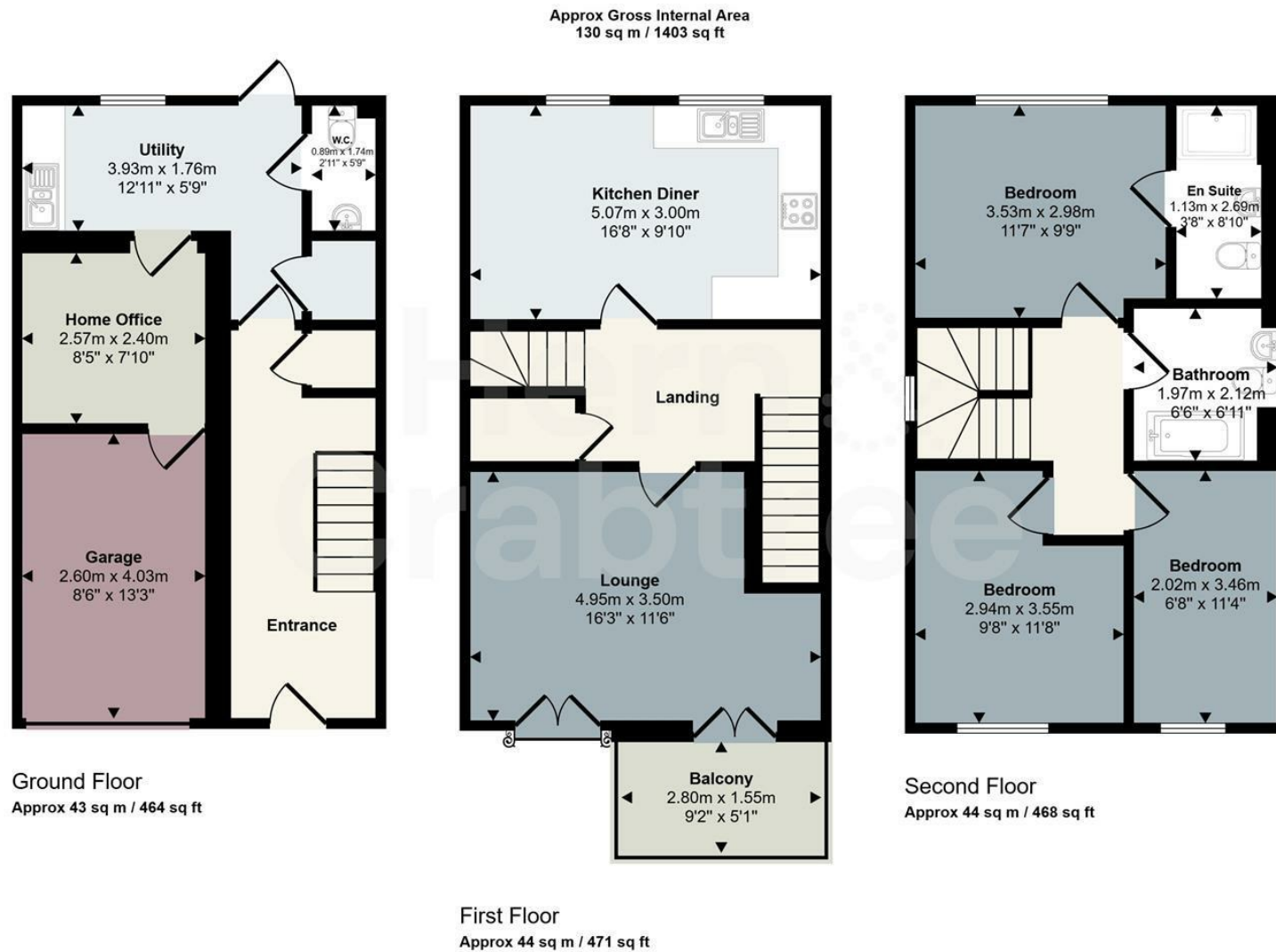
Disclaimer

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







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.

