

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

GUIDE PRICE £275,000

**Hern &
Crabtree**



The Boulevard

First time buyers, look no further, A stylish larger style mid-terrace house set within one of the newest developments in the area. Situated within a popular pocket of Canton, with its wide selection of independent local amenities, you'll also enjoy being close to local parks with easy reach directly onto the Taff Trail.

The property opens into an inviting entrance hall with access to a downstairs w/c. There is a beautifully bright and airy lounge that opens onto the rear garden via patio doors and good-sized kitchen/dining area to complete the ground floor. Upstairs there is a generous Master Bedroom, complete with a modern en suite shower room. There is an additional double bedroom as well as family bathroom.

Externally, the property benefits from a low maintenance rear garden as well as having an allocated parking space to the rear.

The Boulevard is located within walking distance 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!



763.00 sq ft

Entrance

Entered via a composite door to the front leading into the hallway.

Hallway

Stairs to the first floor. Radiator. Understairs storage cupboard. Wooden flooring.

Cloakroom

W/c and wash hand basin. Continuation of wood flooring. Radiator.

Kitchen/Diner

Double glazed window to the front. Continuation of wooden flooring. The kitchen is fitted with wall and base units and laminate worksurfaces. Stainless steel sink and drainer. Integrated four ring gas hob, electric oven and grill. Integrated dish washer, fridge freezer and washing machine. Radiator.

Lounge

Double glazed French doors to the rear. Continuation of wooden flooring. Radiator.

FIRST FLOOR

Landing

Loft access hatch. Radiator. Large storage cupboard.

Bedroom One

Double glazed window to the rear. Radiator. Door to en-suite.

en-Suite

Obscure double glazed window to the rear. Radiator. Shower, w/c and wash hand basin. Wooden flooring.

Bedroom Two

Two double glazed windows to the front. Radiator. Built in cupboard housing the combi boiler.

Bathroom

Bath with shower plumbed over, w/c and wash hand basin. Radiator. Part tiled walls. Wooden flooring.

OUTSIDE

Front

Hedge Borders and slate chipping. Parking space to the rear.

Rear Garden

Enclosed rear garden with timber fencing and brick wall and gate to the rear. Paved sitting area. Astro turf lawn. Cold water tap. Power socket. Parking space to the rear.

Parking

There is an allocated parking space.

Additional Information

Epc - B Council Tax - D Ground Solutions - annual bill £156

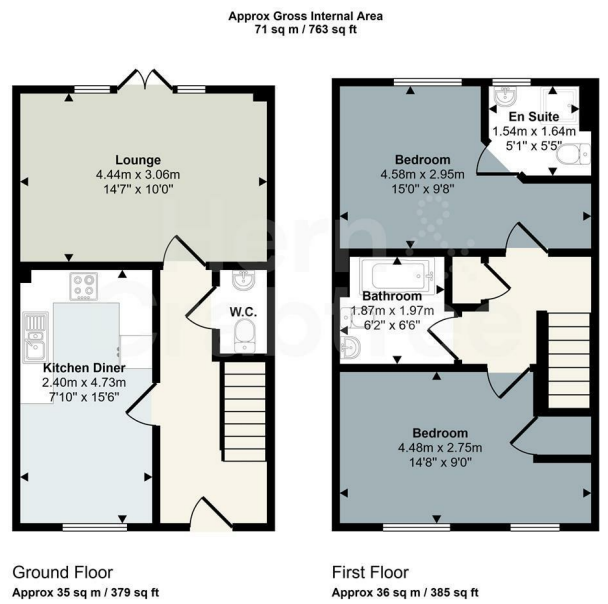
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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



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