

Trem Yr Afon

THE MILL CANTON, CARDIFF, CF11 8FE

GUIDE PRICE £325,000

**Hern &
Crabtree**

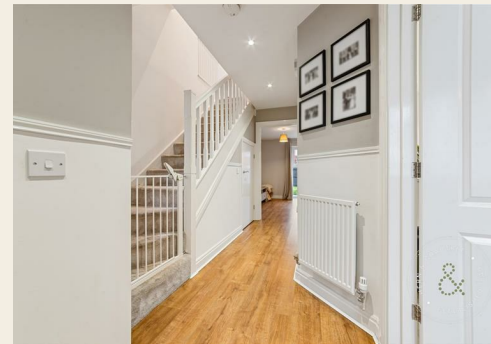


Trem Yr Afon

A stylish three bedroom semi detached house with a wonderful size rear garden and off street parking located on this quiet street on popular development of The Mill, in Canton. Ready to move straight in, this tastefully presented home would make a perfect first time buy or for a young family.

The light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Kitchen/Diner and a separate Lounge with French Doors out to the Rear Garden to the ground floor. To the first floor are Three Bedrooms with an En-Suite to the Master and a Bathroom. The property further benefits from off street parking.

Trem Y Afon is located in a peaceful part of The Mill and is 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!



832.00 sq ft

Entrance

Entered via a wood front door, radiator, stairs to the first floor, wooden floors.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, radiator, tiled floor.

Kitchen/Diner

Double glazed window to the front, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, space and plumbing for a washing machine, space for fridge/freezer, a four ring gas hob with integrated electric oven and grill, radiator.

Living Room

Double glazed patio doors to the rear, radiator, wood flooring.

Fitrst Floor Landing

Stairs from the hall, access to loft space, storage cupboard, double glazed window to the side, radiator.

Bedroom One

Double glazed window to the front, radiator.

En Suite

Double obscure glazed window to the front, fitted with walk in corner shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

Fitted with bath, w.c and wash hand basin, heated towel rail, laminate flooring.

Rear Garden

Enclosed by timber fencing, paved patio area, cold water tap, garden shed, gate to the side.

Front

Hedge and paved area.

Parking

Two allocated parking spaces to the side.

Tenure

We have been advised by the seller that the property is freehold.

Charges

Ground Solutions - Approx £150 per annum (Usually charged as one time payment)

Tirion Service Charge - Approx £80 per annum (Usually charged as one time payment)

Disclaimer

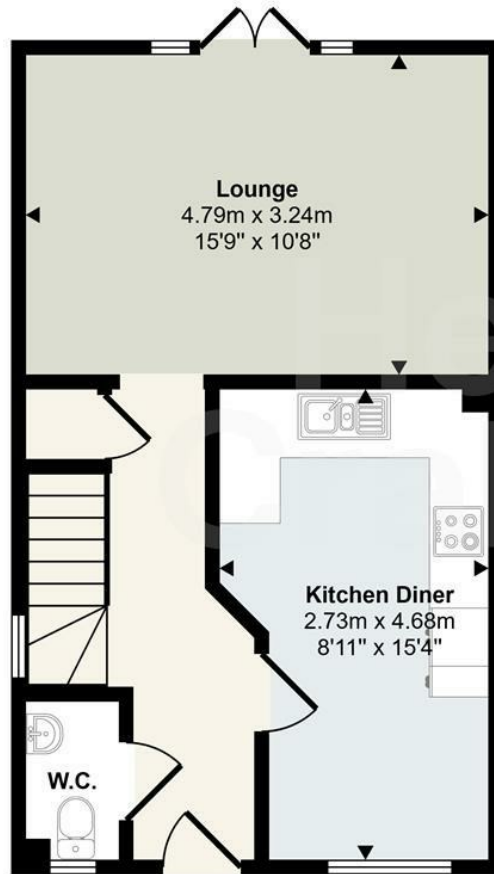
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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

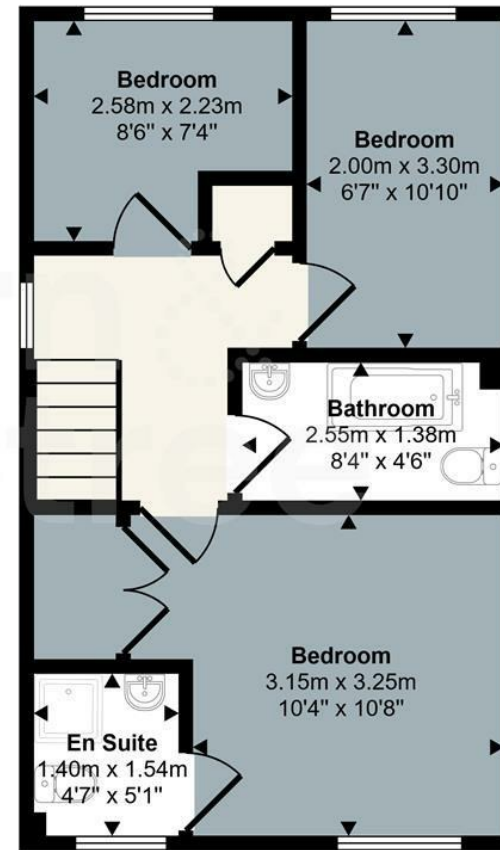




Approx Gross Internal Area
77 sq m / 832 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 39 sq m / 415 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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.

