

Maes Papur

THE MILL, CANTON, CARDIFF, CF11 8FP

GUIDE PRICE £265,000

**Hern &
Crabtree**



Maes Papur

No Chain. A bright and spacious two double bedroom mid 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.

Maes Papur 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!



667.00 sq ft

Entrance

Entered via composite door into the hallway.

Hallway

Radiator. Wooden flooring. Stairs to the first floor with open understairs storage area.

Kitchen/Dining Room

Double glazed window to the front. Wood flooring matching the hallway. Radiator. The kitchen is fitted with wall and base units with worktops. Stainless steel sink and drainer. Integrated four ring gas hob and electric oven and grill. Integrated washing machine and dishwasher. Space for fridge.

Cloakroom

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

Lounge

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

Landing

Wooden bannister. Loft access hatch.

Bedroom One

Double glazed window to the rear. Radiator.

Bedroom Two

Double glazed windows to the front. Radiator. Built in storage cupboard housing combi boiler.

Bathroom

Shower, bath, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

OUTSIDE

Front

Two allocated parking spaces.

Rear Garden

Enclosed with timber frame fencing. Paved patio sitting area and path to the side. Lawn area. Flower bed. Gravel area with timber shed. Cold water tap.

Tenure and additional Information

Disclaimer

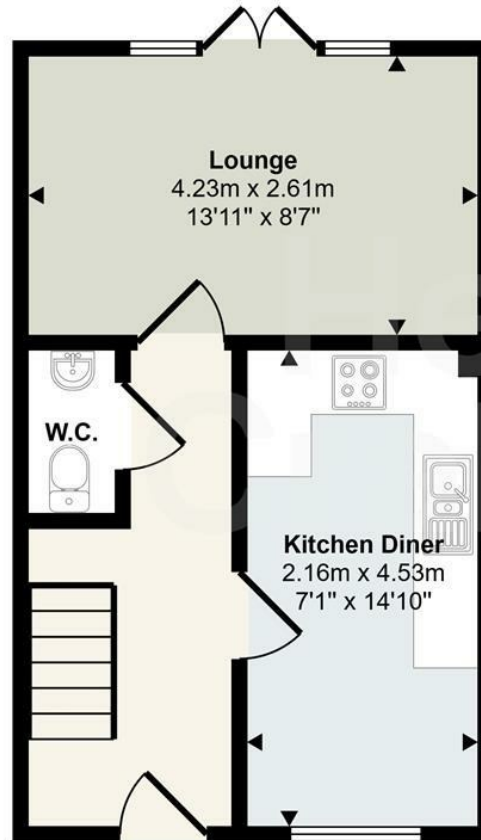
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

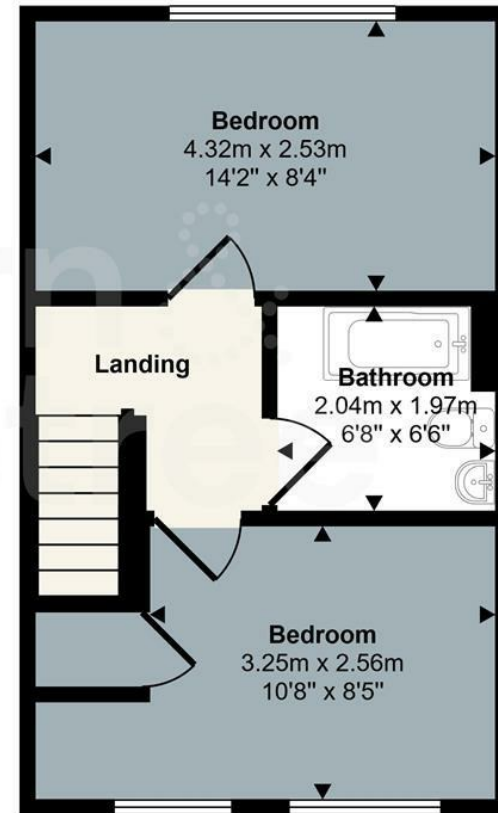




Approx Gross Internal Area
62 sq m / 667 sq ft



Ground Floor
Approx 31 sq m / 330 sq ft



First Floor
Approx 31 sq m / 336 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		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

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



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