

# Stryd Elai

THE MILL, CANTON, CARDIFF, CF11 8FH

GUIDE PRICE £375,000

Hern &  
Crabtree



# Stryd Elai

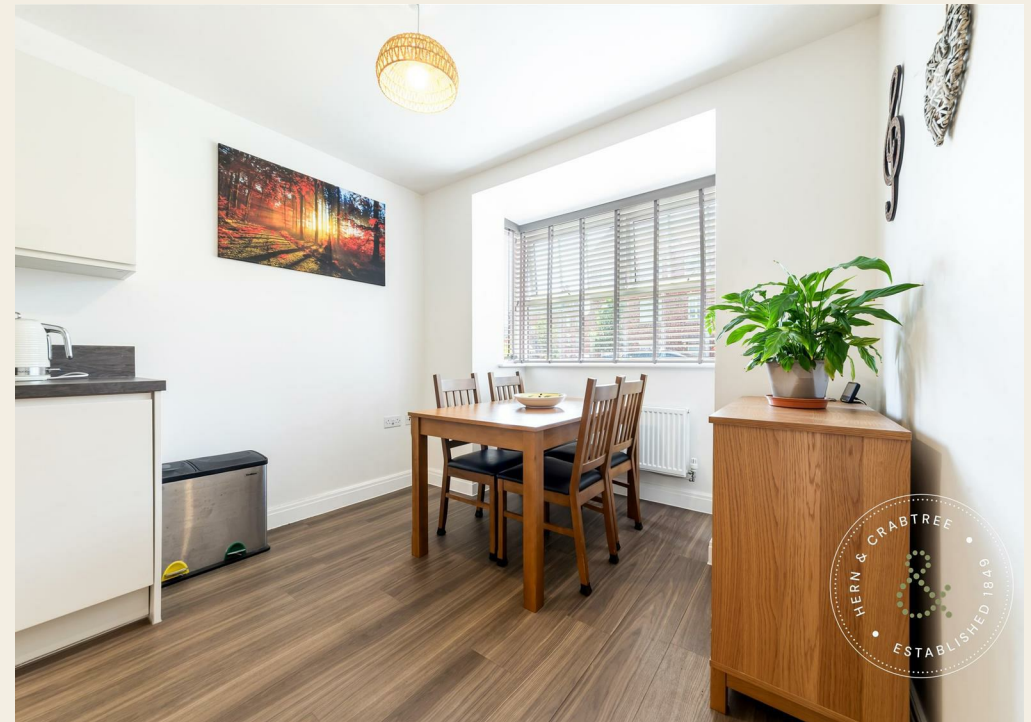
This beautifully presented four-bedroom mid-terrace townhouse is set within the sought-after development of The Mill in Canton. Perfectly positioned, the property offers spacious, light-filled accommodation across three well-designed floors, making it an ideal home for families or anyone looking for flexible living space in a vibrant location.

The Oaks, one of the largest property styles in the development, offers generous proportions throughout. On the ground floor, the entrance hall leads to a modern kitchen/diner, a convenient cloakroom, and a bright, welcoming lounge with French doors that open out to a landscaped rear garden, perfect for relaxing or entertaining.

The first floor provides three versatile bedrooms, one of which would work well as a home office or nursery, along with a family bathroom. The top floor is dedicated to a spacious master suite, featuring ample built-in storage and a stylish en-suite shower room.

Outside, the property benefits from a private, landscaped garden and on street parking. With over three years remaining on the NHBC warranty, this home also offers peace of mind.

The location is excellent, just a short walk from the highly regarded Ysgol Treganna, and within easy reach of Canton, Pontcanna and Victoria Park, areas known for their independent shops, cafés and green spaces.



# 1182.00 sq ft

## Entrance

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

## Cloakroom

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

## Kitchen/Dining Room

Double glazed square bay window to the front, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring induction hob, integrated double oven and grill, integrated fridge and freezer, space and plumbing for a washing machine, integrated dishwasher, radiator, recess lights, wooden flooring.

## Living Room

Double glazed patio doors and double glazed window to the rear, radiator.

## First Floor Landing

Stairs rise up from the hall with wooden handrail, storage cupboards, stairs to the second floor.

## Bedroom One

Double glazed window to the front, radiator.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

Double obscure glazed window to the front, bath with Mira power shower over, w.c and wash hand basin, heated towel rail, tiled floor.

## Second Floor Landing

Stairs rise up from the first floor landing with wooden handrail, radiator.

## Bedroom

Double glazed window to the front and rear, radiators, access to loft, built in wardrobe and cupboard housing the combination boiler.

## En Suite

Fitted with shower, w.c and wash hand basin, recess lights, heated towel rail, half tiled walls, tiled floor.

## Rear Garden

Enclosed by timber fencing, slate chippings and paved area, cold water tap, gate to the rear.

## Front

Low rise hedge, path to front door.

## Tenure and additional Information

We have been advised the property is freehold and the council tax band is TBC

## Charges

£84 billed per annum for: upkeep of the mill ( e.g. hedges, pathways etc) Ely Bridge Development Company

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

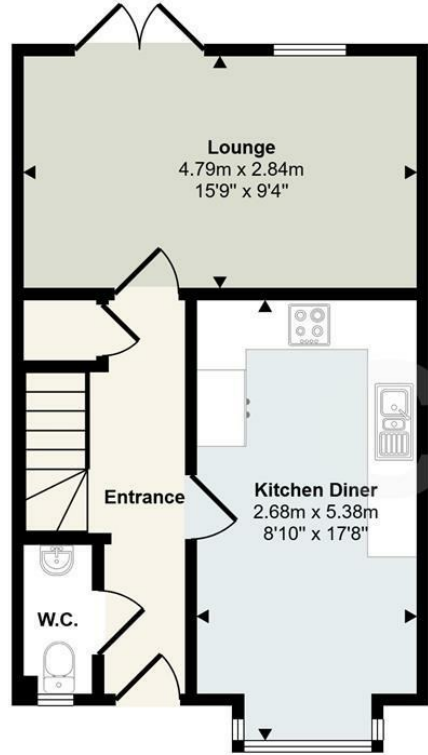
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



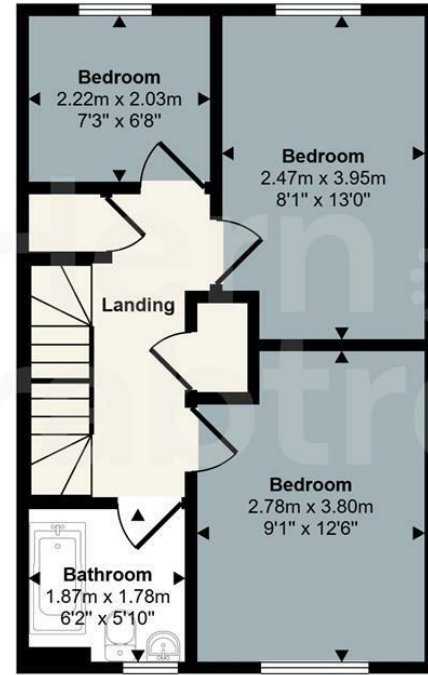


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

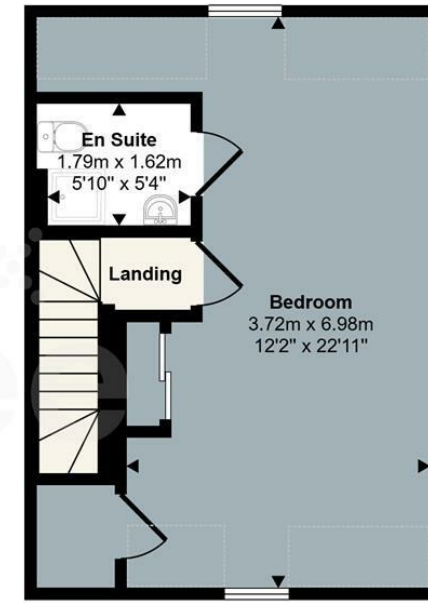
Approx Gross Internal Area  
110 sq m / 1182 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft



First Floor  
Approx 38 sq m / 408 sq ft



Second Floor  
Approx 34 sq m / 363 sq ft

Denotes head height below 1.5m

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.

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

