

Stryd Elai

THE MILL, CANTON, CARDIFF, CF11 8FH

GUIDE PRICE £275,000

Hern &
Crabtree



Stryd Elai

A beautifully presented first-time buy or starter home 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. A fabulous home in a fantastic area.

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 a well-maintained family bathroom .

Externally, the property benefits from a sunny aspect rear garden as well as having an allocated parking space.

Stryd Elai 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!



811.00 sq ft

Entrance

Entered via a composite front door, stairs to the first floor with open underneath storage, radiator, laminate flooring.

Cloakroom

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

Kitchen

Double glazed window to the front, wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with electric oven and grill, space for fridge, space for washing machine, integrated dishwasher, radiator, laminate flooring.

Living Room

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

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space, airing cupboard.

Bedroom One

Double glazed window to the rear, radiator.

En Suite

Double obscure glazed window to the rear, corner shower, w.c and wash hand basin, radiator, vinyl flooring.

Bedroom Two

Twin double glazed window to the front, radiator, storage cupboard housing the combination boiler.

Bathroom

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

Rear Garden

Enclosed garden with timber fencing, astro turf and gravel area, garden shed, cold water tap.

Front

Hedge and railings, paved path.

Parking

An allocated parking space.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is D. The seller has advised us they pay £156.22 billed per annum (June) for: "Annual Service Charge in advance" (Ground Solutions UK Ltd)

£80.40 billed per annum (June) for: "Service Charge" (Ely Bridge Development Company Ltd)

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.

Additional Information

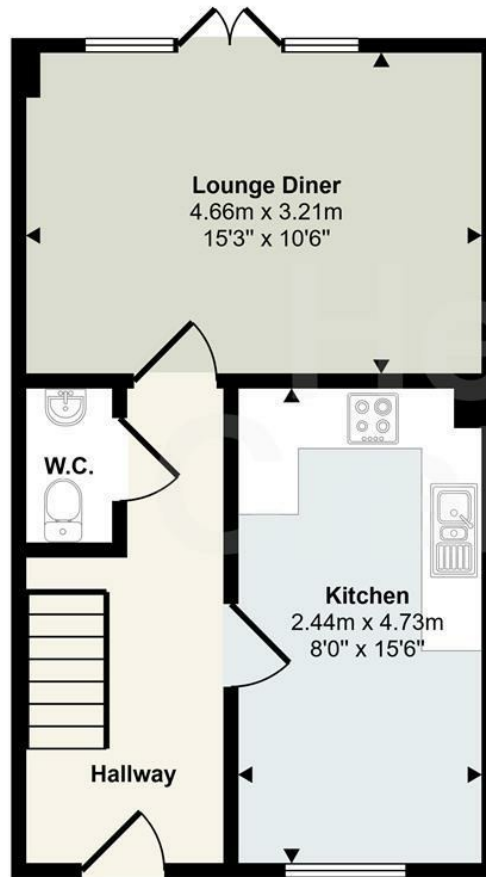
Service charge for Ground Solutions covers Grounds Maintenance, Street Lighting , Electricity ,Accountancy Fees ,Public Liability Insurance ,Officers & Directors Insurance,Bank & Administration Fees ,Management Fees,Out of Hours 16.00 Repairs & Replacements,Professional Fees ,Reserve Contribution,Hedge Cutting ,Reserve Fund - Shared Pathways

Service Charge for Ely Bridge Development Company Ltd covers litter bins, grass cutting, weeding, offsite bnd, ROSPA insoection, paths and paved areas , park equipment, bank charges, insurance, audit fee, staffing

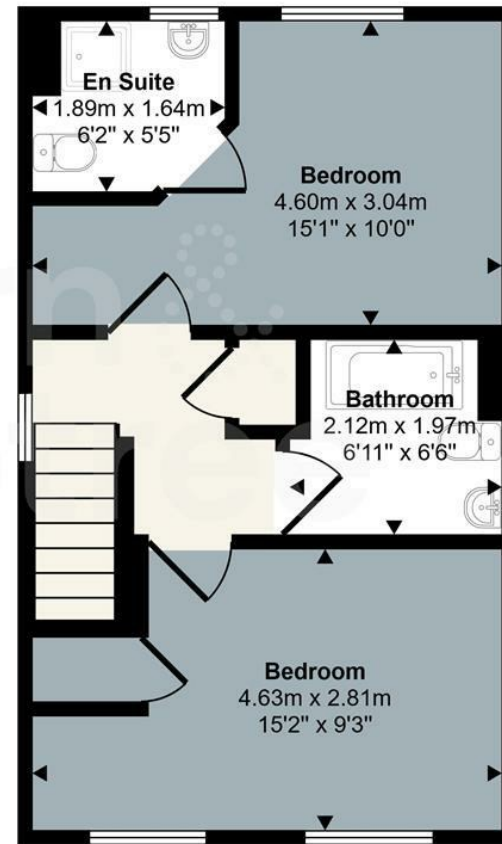




Approx Gross Internal Area
75 sq m / 811 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 38 sq m / 409 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.



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.