

Heol Terrell

LANSDOWNE GARDENS, CANTON, CARDIFF, CF11 8BF

£325,000

**Hern &
Crabtree**



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No chain. A wonderful opportunity to acquire this three storey mid-terrace town house placed on this popular, modern development of Lansdowne Gardens in Canton. This home offers an incredible opportunity for buyers looking to create their dream home. With its versatile living spaces and blank canvas appeal, this property is ready for the next owner to put their own stamp on it.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room and Open Plan Kitchen/Diner to the ground floor. To the first floor is a spacious Lounge and Bedroom One with an En-Suite. The top floor benefits from Three further Bedrooms and a family Bathroom. Outside there is a good size, low maintenance rear garden with access to a single garage and parking to the rear.

Heol Terrell is an approximate five minute walk to Ysgol Gymraeg Treganna, the main catchment school. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.



1091.00 sq ft

Entrance

Entered via composite front door, radiator, coved ceiling, wood laminate flooring, stairs to the first floor.

Cloakroom

Fitted with a low level w.c and wash hand basin, radiator, laminate flooring.

Sitting Room

10'1 x 9'10

Double glazed window to the front, radiator, coved ceiling, wood laminate flooring.,

Kitchen/Dining Room

14'1 x 9'9

Double glazed window to the rear and double glazed patio door to the rear, kitchen fitted with a range of wall and base units with worktops over, a four ring gas hob with electric oven beneath, one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, radiator.

First Floor Landing

Stairs rise up from the ground floor, radiator, stairs to the second floor.

Lounge

14'2 x 10'1

Two double glazed windows to the front, coved ceiling, radiator.

Bedroom One

12'3 x 9'11

Twin double glazed windows to the rear, radiator, built in wardrobes.

En Suite

6'7 x 5'5

Fitted with bath with shower over, w.c and wash hand basin, radiator, laminate flooring.

Second Floor Landing

Stairs rise up from the first floor, radiator, access to loft space, cupboard housing the water boiler.

Bedroom Two

14'1 x 10'1

Twin double glazed window to the front, radiator, built in wardrobes.

Bedroom Three

10'1 x 7'1

Double glazed window to the rear, radiator.

Bedroom Four

6'9 x 9'10

Double glazed window to the rear, radiator.

Bathroom

7'5 x 5'5

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and w.c, radiator, laminate flooring.

Rear Garden

Enclosed by timber fencing, paved area, gate to the rear lane giving access to the parking space and garage.

Front

Railings and pedestrian gate, path to front door.

Garage

A single garage is located at the rear of the property in a block.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is F.

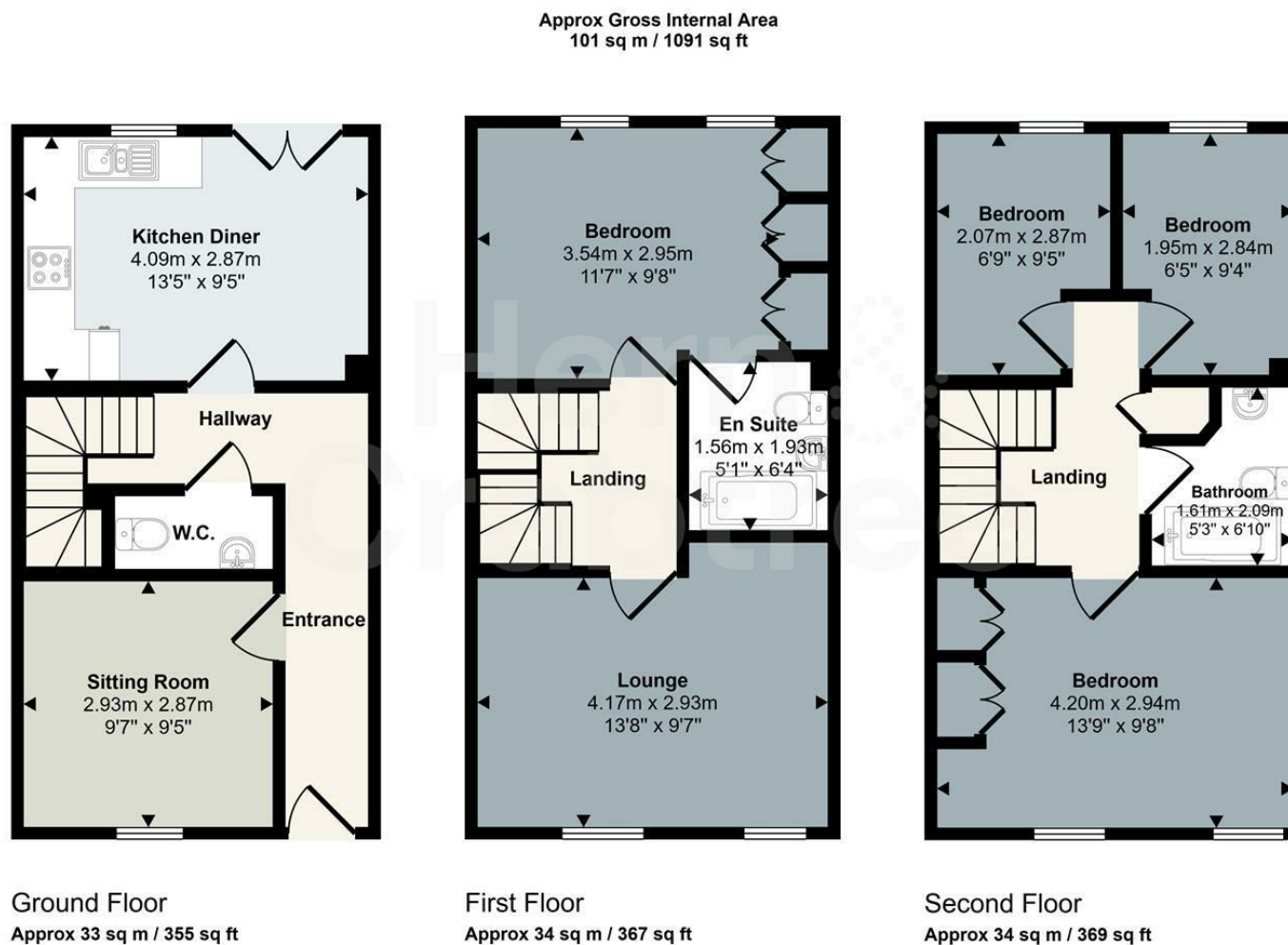
Disclaimer

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		77
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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