

Paul Williams Walk

THE MILL, CANTON, CARDIFF, CF11 8GA

OFFERS IN EXCESS OF £350,000

Hern &
Crabtree



Paul Williams Walk

The Birchwood is a stylish and immaculate, three bedroom semi detached town house with a south facing balcony overlooking a wonderful leafy outlook on this popular development in The Mill in Canton. Offering light, spacious and versatile living space as well as off street parking and a garage, this property will certainly prove to be popular.

Set over three stories, the accommodation briefly comprises Entrance hall offering access to the large utility room at the rear, with door to an integrated garage, two large storage cupboards and a downstairs WC to the ground floor. To the first floor, there is a light and spacious living room with two sets of French doors, one with Juliet balcony and the second providing access onto a spacious south facing terrace/balcony and a contemporary open plan kitchen/diner. To the second floor, there are three good size bedrooms, the primary benefiting from en-suite shower room, and a family bathroom. The property further benefits from an enclosed rear garden as well as off street parking and a single garage.

Paul Williams Walk is perfectly tucked away on The Mill and is located within a stone's throw 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!



1350.00 sq ft

Entrance

Entered via a composite front door, stairs to the first floor with understairs storage, Amtico flooring.

Cloakroom

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

Utility Room

Double glazed obscure window and double obscure glazed door to the rear, stainless steel sink and drainer, plumbing for a washing machine, cupboard housing the combination boiler, radiator, Amtico flooring.

First Floor Landing

A be-spoke stairs rise up from the hall, radiator, Amtico flooring, storage cupboard, stairs to the second floor.

Kitchen

Two double glazed windows to the rear, kitchen 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 gas hob with oven and grill combi, plumbing for a dishwasher, space for fridge/freezer, radiator.

Living Room

Two double glazed French doors to the front, one with balcony overlooking the park, radiator.

Second Floor Landing

Stairs rise up from the first floor landing, access to loft space, radiator, Amtico flooring.

Bedroom One

Double glazed window to the rear, radiator, Amtico flooring.

En Suite

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

Bedroom Two

Double glazed window to the front, radiator, Amtico flooring.

Bedroom Three

Double glazed window to the front, radiator, Amtico flooring.

Bathroom

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

Rear Garden

Enclosed by timber fencing, gate to the rear, gravel and lawn area, cold water tap.

Front

Driveway to the front.

Garage

A courtesy door from the hall, up and over door to the front, power and light.

Management Company

The Mill (Site 2) RMC Ltd
C/O Ground Solutions UK Ltd
A5 Optimum Business Park
Optimum Road
Swadlincote
Derbyshire
DE11 0WT

Tenure

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

Charges

The seller pays £124.99 per annum for: for service charge

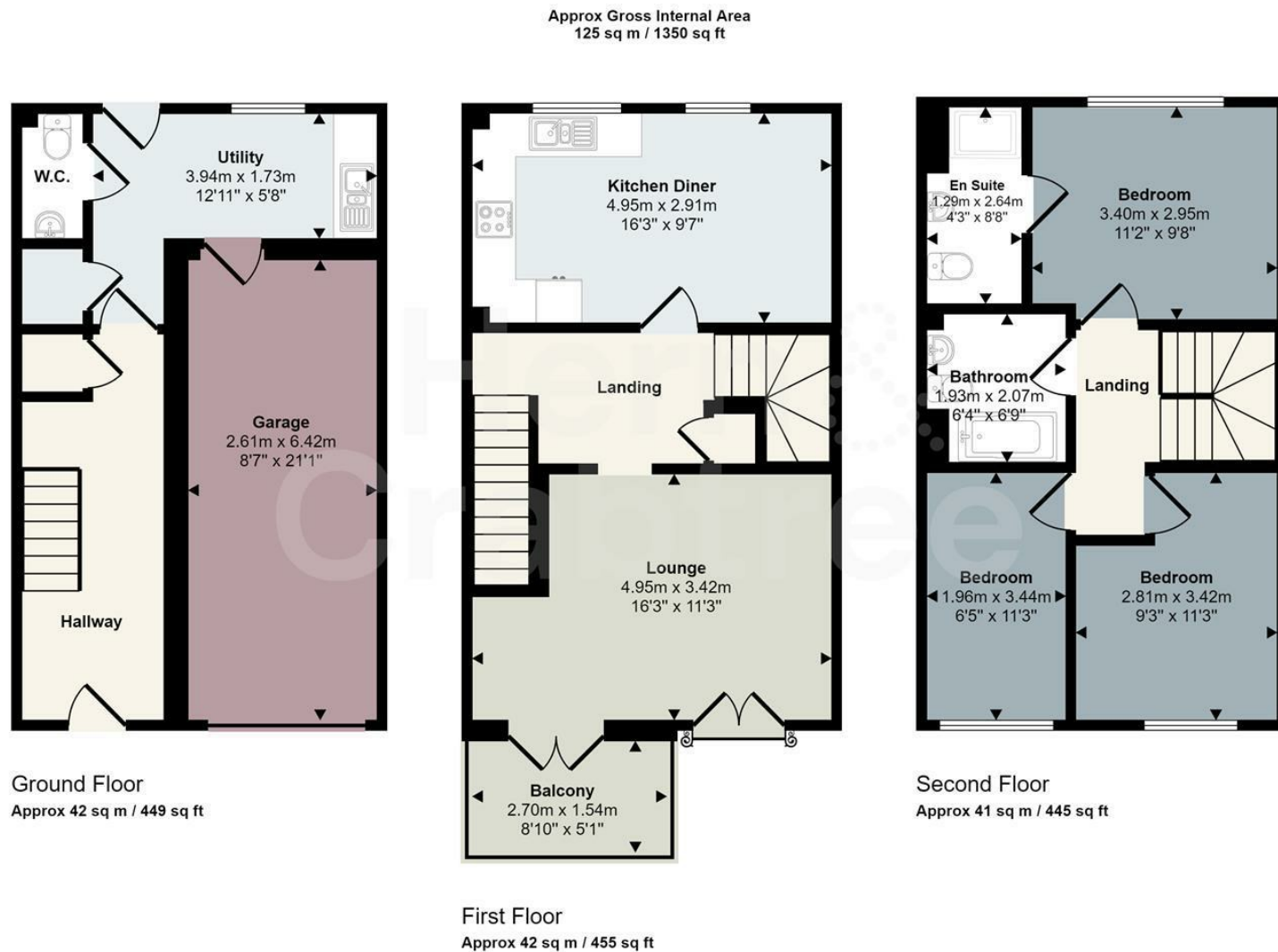
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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