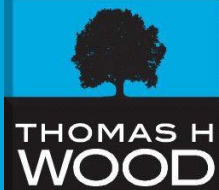




23 Trem Yr Afon

Canton, Cardiff, CF11 8FD



Asking Price Of £290,000

3 Bedrooms





## PROPERTY DETAILS

Situated in the exciting new development at The Mill on Sanitorium Road in Canton, this is a three bedroom, end terraced house. The property has the benefit of off road parking for two vehicles and is located close to the new primary school, shops and amenities. Well presented throughout, the accommodation briefly comprises an entrance hall, kitchen/diner, WC, sitting room, three bedrooms, ensuite shower room and family bathroom. To the rear is an enclosed garden, which backs onto Sanitorium Park.

### ENTRANCE HALL

Via a composite front door. Painted walls and ceiling, laminate flooring. Understairs cupboard. Single radiator panel with TRV. Stairs to first floor.

### WC

White suite comprising a wall hung basin with chrome mixer taps, low level WC. Double glazed uPVC window to front. Single radiator panel with TRV. Painted walls and ceiling, laminate flooring.

### KITCHEN/DINER

15'10" x 9'2" (4.82m x 2.80m) max. Cream coloured units with wood effect worksurface and return. Single stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor hood over, single electric oven. Integral dishwasher and washing machine. Space for fridge/freezer. Double glazed uPVC window to front. Single radiator panel with TRV. Painted walls and ceiling, laminate flooring.

### SITTING ROOM

15'9" x 10'10" (4.82m x 3.31m) max. Double glazed uPVC French doors to rear. Single radiator panel with TRV, room thermostat. Painted walls and ceiling. Phone and TV point.

### LANDING

Painted walls and ceiling. Small storage cupboard. Single radiator panel with TRV.



### **BEDROOM 1**

12'5" x 10'7" (3.80m x 3.25m) max. Painted walls and ceiling. Double glazed uPVC window to front. Single radiator panel with TRV. Integral wardrobe. Phone point.

### **ENSUITE**

5'5" x 5'1" (1.66m x 1.56m) max. White suite comprising a wall hung basin with chrome mixer tap, low level WC, shower cubicle with chrome mixer shower. Single radiator panel with TRV. Double glazed uPVC window to front. Painted walls and ceiling.

### **BEDROOM 2**

10'11" x 6'9" (3.33m x 2.07m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

### **BEDROOM 3**

8'8" x 7'5" (2.64m x 2.26m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

### **BATHROOM**

8'2" x 4'9" (2.50m x 1.47m) max. White suite comprising a wall hung basin with chrome mixer tap, low level WC, bath with chrome mixer tap/mixer shower. Double glazed uPVC window to side. Painted walls, tiled walls, painted ceiling, vinyl flooring. Single radiator panel with TRV.

### **OUTSIDE**

#### **FRONT/SIDE**

Off road parking for two vehicles. Side gate

#### **REAR**

Paved patio area, lawn. Timber fencing to perimeter. Small timber shed. External light and tap.

#### **TENURE**

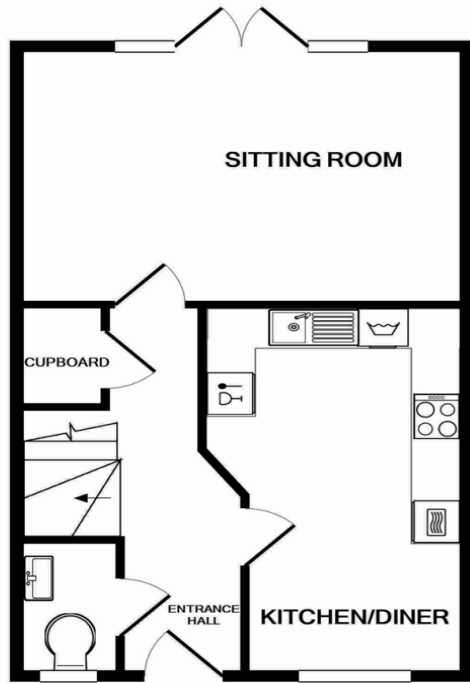
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

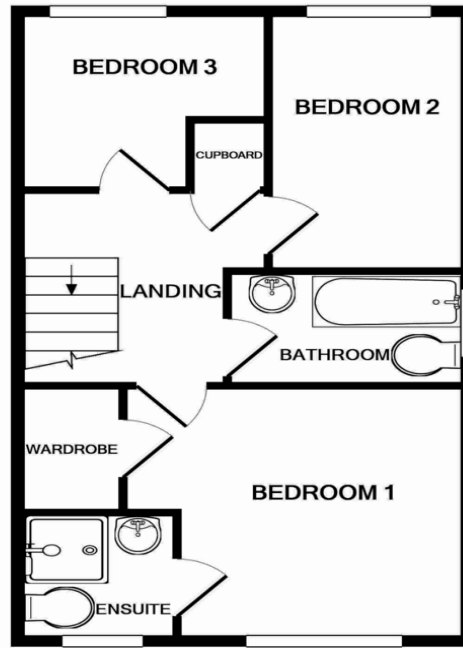
Band E







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements