

# Trem Yr Afon, Canton, Cardiff, CF11 8FE



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£375,000**



Semi-Detached House

3

3

3

1

# Property Description

\*IMMACULATELY PRESENTED, THREE-STOREY, SEMI-DETACHED TOWNHOUSE LOCATED IN POPULAR DEVELOPMENT 'THE MILL - CANTON' MGY are proud to bring to market this gorgeous, three double bedroom, three-storey, semi-detached townhouse located in the new and popular development 'The Mill' in Canton. The accommodation briefly comprises entrance hall, utility room and WC to the ground floor, lounge and kitchen/diner to the first floor, and three bedrooms (master en-suite) and bathroom to the second floor. The property further benefits from off-road parking and garage to the front of the property, and well maintained garden to the rear. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,184 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via composite front door. Carpet to floor. Pendant light fittings. Radiator. Door to utility room, and storage cupboard. Stairs rising to first floor.

## UTILITY ROOM

13' 0" x 6' 9" (3.966m x 2.070m)  
Vinyl flooring. Base units with worktop over incorporating stainless steel sink with mixer tap over. Wall mounted cupboard housing boiler. Pendant light fitting. Radiator. Door to storage cupboard and WC. Double-glazed window to rear with additional door leading to rear garden.

## DOWNSTAIRS WC

5' 10" x 3' 0" (1.786m x 0.921m)  
Vinyl flooring. WC. Wall mounted wash hand basin with mixer tap over and tiled splashback. Pendant light fitting. Radiator.

## FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to storage cupboard, lounge and kitchen/diner. Stairs rising to second/top floor.

## LOUNGE

16' 5" x 11' 6" (5.004m x 3.509m)  
Carpet to floor. Two sets of double-glazed doors; one leading to private balcony and the other leading to Juliet balcony. Pendant light fittings. TV and telephone point. Power points. Radiator.

## KITCHEN/DINER

16' 4" x 9' 8" (5.001m x 2.968m)  
Modern fully fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap over, and electric hob with extractor above. Integrated oven. Herringbone flooring. Two double-glazed windows to front. Pendant light fittings. Space for appliances. Tiled splashbacks. Radiator. Power points.

# Trem Yr Afon, Canton, Cardiff, CF11 8FE

## SECOND FLOOR

Carpet to floor. Double-glazed window to side. Pendant light fitting. Doors to three bedrooms.

## MASTER BEDROOM

11' 6" x 9' 10" (3.507m x 3.019m)

Carpet to floor. Radiator. Double-glazed window to front with built in blinds. Power points. Pendant light fitting. Door to en-suite shower room.

## EN-SUITE

8' 11" x 4' 7" (2.733m x 1.401m)

Vinyl flooring. Partially tiled walls. Wall mounted wash hand basin with mixer tap over and tiled splashback. WC. Walk-in shower cubicle with mains powered shower over. Radiator. Pendant light fitting. Storage shelf.

## BEDROOM TWO

11' 7" x 9' 8" (3.551m x 2.962m)

Carpet to floor. Radiator. Pendant light fitting. Power points. Double-glazed window to front.

## BEDROOM THREE

11' 8" x 6' 6" (3.557m x 1.982m)

Carpet to floor. Double-glazed window to front. Power points. Pendant light fitting. Radiator.

## BATHROOM

7' 0" x 6' 6" (2.139m x 1.992m)

Vinyl flooring. Partially tiled walls. White three-piece suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with mixer tap over. Extractor fan. Pendant light fitting. Radiator.

## OUTSIDE

Front - Paved driveway. Pathway leading to front door. Door to garage. Gate leading to rear garden. Rear - Large rear garden. Laid to patio with additional lawn area. Fence border. Side access with gate.

Garage - Access from utility room and from driveway. (6.78 x 2.61)

## TENURE

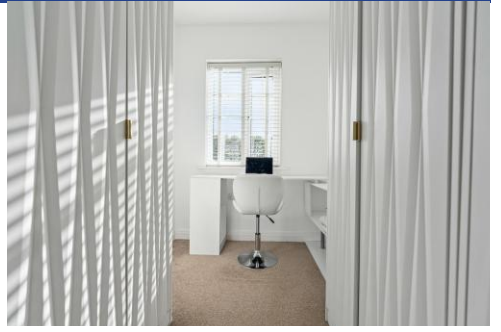
MGY are advised that the property is FREEHOLD.



Trem Yr Afon,  
Canton, Cardiff, CF11 8FE



Trem Yr Afon,  
Canton, Cardiff, CF11 8FE

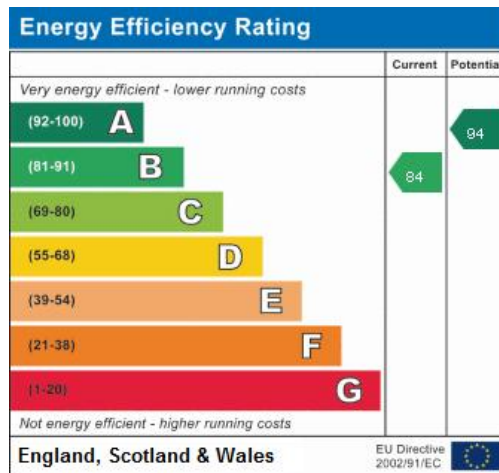




# Trem Yr Afon, Canton, Cardiff, CF11 8FE



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2022



**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.