



**HEOL Y FYNACHLOG**  
CANTON  
CARDIFF CF11 8FQ

ASKING PRICE OF  
**£330,000**



**END TERRACED HOUSE**



**3**



**2**



**3**



**1**

**\*\*IMMACULATE END TERRACED HOUSE\***  
**PRIME LOCATION\*\*** MGY are proud to present for sale a superb three bedroom, end terraced house, located on a unique development in the highly sought after development of 'The Mill' in Canton. The spacious accommodation comprises of entrance hall, lounge, modern kitchen/diner, cloakroom, three bedrooms, master with en-suite and bathroom. The freehold property further benefits from two allocated parking spaces a low maintenance rear garden, gas central heating and double glazing throughout. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 861 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via composite front door. LVT flooring. Pendant lighting. Radiator. Doors to downstairs WC, storage cupboard, kitchen/diner and lounge. Stairs rising to first floor.

#### **LOUNGE**

15' 4" x 10' 5" (4.69m x 3.19m)  
Double glazed uPVC glass doors leading to the private rear garden. Great sized neutrally decorated living space. LVT flooring. Wall mounted radiator. TV Aerial point. Telephone point.

#### **KITCHEN/DINER**

15' 3" x 7' 2" (4.67m x 2.19m)  
Large double glazed uPVC window to front aspect. LVT flooring. Modern fitted kitchen, with contrasting worktops and stainless steel sink double sink and drainer with mixer tap over. Integrated oven and four ring gas hob, with stainless steel extractor hood over and tiled splash back. Space and plumbing for fridge freezer, washing machine and dryer. Space for dining table.

#### **WC**

4' 3" x 3' 1" (1.31m x 0.94m)  
A contemporary neutral two piece suite, comprising of wall mounted wash hand basin and W.C. LVT flooring. Wall mounted radiator. Double glazed uPVC obscure window to front aspect.

#### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Carpeted flooring. Doors leading to all three bedrooms and bathroom. Storage cupboard. Access to loft space, which is boarded and insulated.

#### **BEDROOM ONE**

12' 0" x 10' 3" (3.68max x 3.14m)  
Double glazed uPVC window to front aspect. Double bedroom with ample natural daylight. Carpeted flooring. Wall mounted radiator. TV Aerial point. Storage cupboard. Pendant light fitting. Door leading to en-suite:

#### **ENSUITE**

5' 0" x 3' 11" (1.53m x 1.21m)  
Large modern en-suite, accessed from bedroom one. Contemporary three piece suite, comprising of walk in shower with sliding glass doors and mains shower over, wall mounted wash hand basin with mirror over and W.C. LVT flooring. Wall mounted radiator.

#### **BEDROOM TWO**

10' 6" x 6' 3" (3.22m x 1.93m)  
Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Wall mounted radiator.

#### **BEDROOM THREE**

8' 4" x 7' 0" (2.55m x 2.14m)  
Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Wall mounted radiator.

#### **BATHROOM**

4' 4" x 7' 8" (1.34m x 2.34m)  
Double glazed obscure uPVC window to side aspect. Vinyl flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap over. Freestanding bath, with mains rainfall shower over. WC. Wall mounted radiator.

#### **OUTSIDE**

Low maintenance rear garden, with ample sun. Laid to lawn with paved pathway. Fence and brick wall surround. Accessed from the lounge. Door leading to access to two allocated parking spaces. Outside tap and shed.

#### **PARKING**

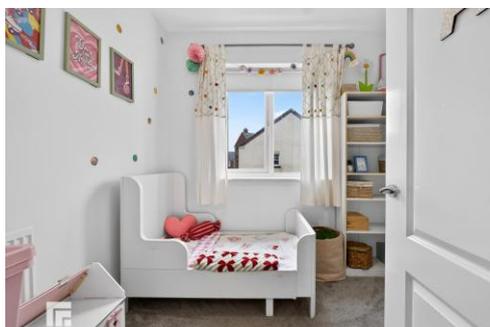
Two allocated parking spaces.

#### **TENURE**

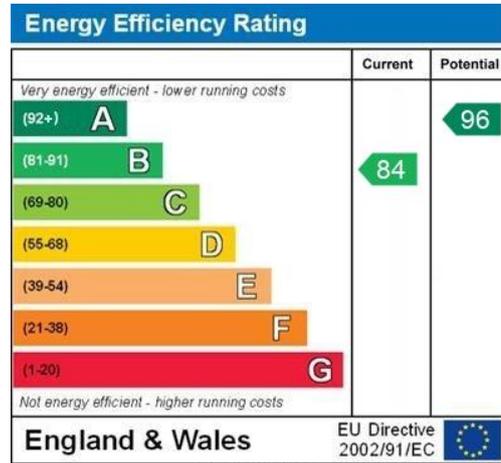
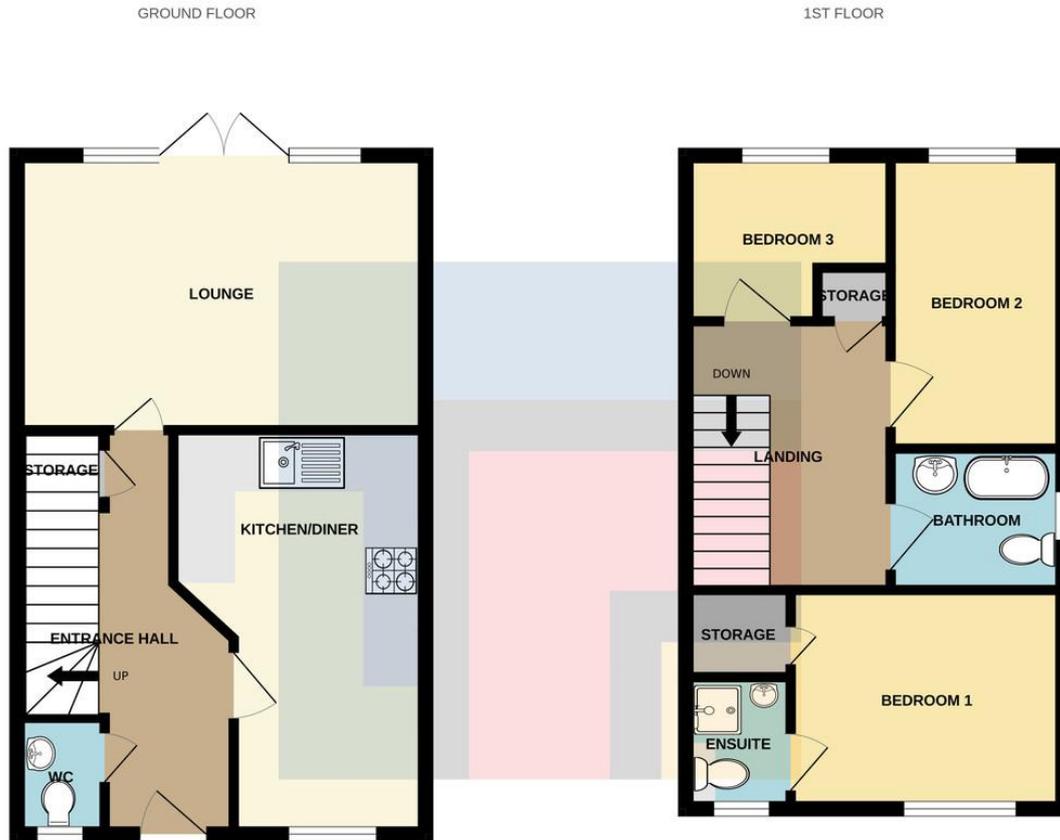
MGY have been advised that the property is FREEHOLD.



# HEOL Y FYNACHLOG, CANTON, CARDIFF CF11 8FQ



# HEOL Y FYNACHLOG, CANTON, CARDIFF CF11 8FQ



**PONTCANNA 02920 397152**

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



**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.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**