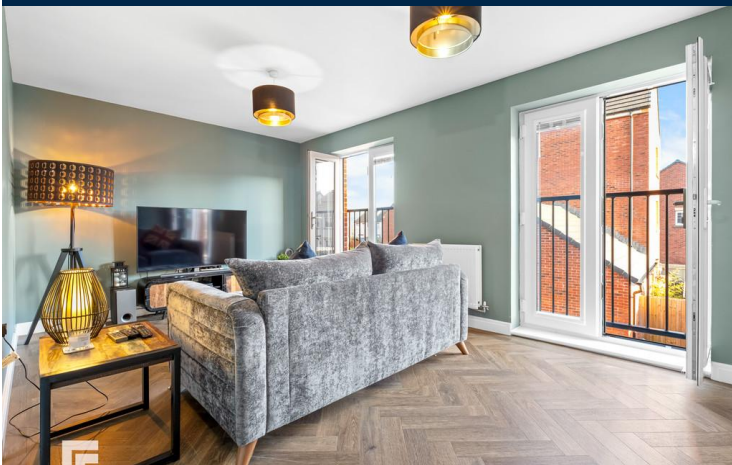




STRYD ELAI
CANTON
CARDIFF CF11 8FH

ASKING PRICE OF
£375,000



MID TERRACED TOWN HOUSE



4



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****IMMACULATELY PRESENTED, FOUR BEDROOM, MID TERRACE HOUSE**** MGY are delighted to bring to market this spacious and very well presented mid terrace house located in the highly sought after development of 'The Mill' in Canton. The accommodation is split over three floors briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, four bedrooms - master with en-suite, and family bathroom. The property further benefits from gas central heating, double glazing throughout, two allocated parking spaces and a great sized South East facing rear garden. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,345 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

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

LOUNGE

11' 1" x 10' 9" (3.39max x 3.30m)
Double glazed uPVC bay window to front aspect, with fitted blinds. Carpeted flooring. Pendant lighting. Radiator. TV point.

KITCHEN/DINER

16' 3" x 9' 10" (4.96m x 3.00m)
Double glazed French doors to front, with access to rear garden. Modern fitted kitchen across three walls with under unit lighting and worktops over incorporating stainless steel 1.5 sink with mixer tap over, plus five ring gas hob with extractor hood above. Integrated Bosch electric oven and grill. Integrated appliances such as fridge/freezer and dishwasher. Space and plumbing for washing machine. Radiator. Continuation of tiled flooring from hallway. TV point.

DOWNSTAIRS WC

6' 0" x 2' 11" (1.85m x 0.89m)
WC. Wall mounted wash hand basin with mixer tap over. Tiled splashback. LVT flooring. Pendant lighting. Radiator. Extractor.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted stairs and landing. Doors to two bedrooms and family bathroom. Pendant lighting. Stairs rising to second floor. Door to storage cupboard.

BEDROOM THREE

16' 4" x 9' 10" (4.98m x 3.01m)
Two double glazed French doors with Juliette balconies to rear aspect. Located at the rear of the house. LVT flooring. Pendant lighting. Radiator. Wall mounted thermostat. TV point.

BEDROOM FOUR

8' 4" x 8' 9" (2.55m x 2.69m)
Double glazed uPVC window to front aspect. Located at the front of the house. Carpeted flooring. Pendant lighting. Radiator. TV point.

BATHROOM

7' 0" x 8' 4" (2.14max x 2.56max)
White three-piece-suite comprising panelled bath with mixer tap over and rainfall mains shower head above, wall mounted wash hand basin with mixer tap over, and WC. LVT flooring and partly tiled walls. Radiator. Spotlights.



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SECOND FLOOR

SECOND FLOOR LANDING

Carpeted stairs and landing. Doors to two bedrooms. Pendant lighting.

BEDROOM ONE

16' 4" x 11' 11" (5.00m x 3.64m)

Large double bedroom located at the front of the house. Two double glazed uPVC windows to front aspect. Carpeted flooring. Fitted sliding door wardrobes. Pendant lighting. Radiator. Door to en-suite shower room:

ENSUITE

8' 11" x 3' 2" (2.74m x 0.98m)

Excellent modern suite comprising: walk in shower cubicle, with folding glass door and mains shower with tiled splashbacks, plus contemporary wall mounted wash hand basin with mixer tap over. W.C. LVT flooring. Part tiled walls. Heated towel rail. Extractor fan.

BEDROOM TWO

16' 4" x 9' 11" (4.99m x 3.04m)

Large double bedroom located at the rear of the house. Two double glazed uPVC windows to rear aspect. Carpeted flooring. Pendant lighting. Radiator.

OUTSIDE

South East facing garden with laid to patio and shingled area. Outside tap. Fenced border with gated rear access.

PARKING

Two allocated parking spaces.

TENURE

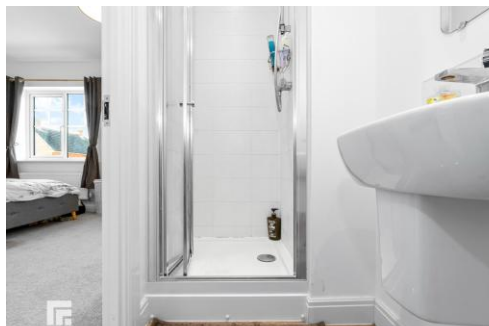
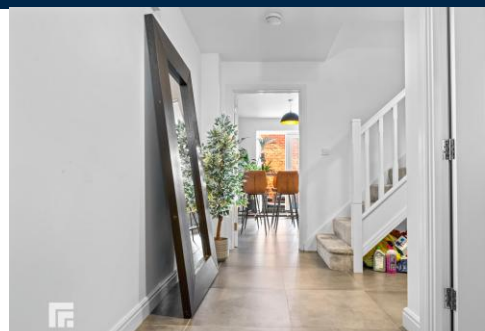
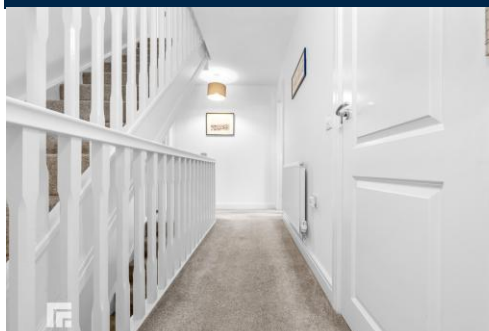
MGY have been advised that the property is FREEHOLD.



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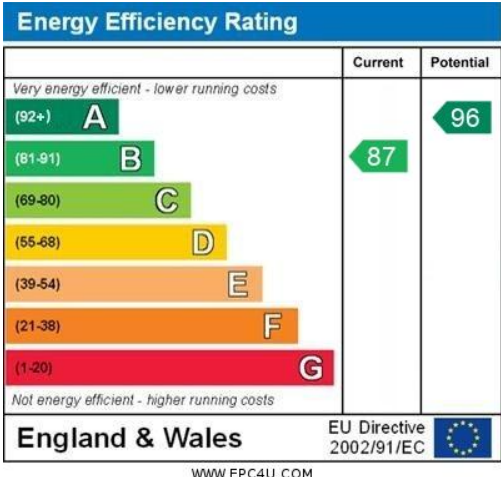
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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