



Treganna Street

| The Mill, Canton | Cardiff | CF11 8FN

Hern and Crabtree

TREGANNA STREET

Guide Price £345,000



We have been advised by the seller that the property is freehold and the council tax band is E. £143 billed per annum for: service charge management fee.

The popular Pinewood model is a deceptively spacious semi-detached house set on the The Mill development in Canton. The property is immaculately presented throughout and highlights a beautifully maintained rear garden, off-street driveway for two cars and is a short stroll to Ysgol Gymraeg Treganna. The home has ample natural light with many rooms offering dual aspects and it has been decorated in a neutral palette with splashes of colour.

Entered to a good-size hall with doors leading off to a downstairs cloakroom and a bright and light modern open plan kitchen dining room, with French doors that lead out to the rear garden. Matching the kitchen, the well appointed living room set to the adjacent side of the property also benefits from French doors to the garden and a window to the front. On the first floor you'll find three good size bedrooms, a white suite family bathroom and en suite to the main bedroom.

Treganna Street is perfectly placed with easy access into Canton, Pontcanna and Victoria Park. There are an abundance of desirable local independent eateries, shops, parks and cafes all to hand along with excellent public transport links to Cardiff city. Regular buses depart from Lansdowne Road whilst Waungron Train Station is located just 1.5 miles away. Lovell Homes are an experienced house builder with over 50 years in the industry striving for high quality finishes in their developments. The property has the added benefit of over 4 years remaining on the NHBC guarantee. This property makes an excellent family home or first time buy.

Entrance

Entered via a composite front door, stairs to the first floor with understairs cupboard, radiator, laminate floor.

Cloakroom

Double obscure glazed window to the rear, fitted with a w.c and wash hand basin, radiator, laminate floor.

Kitchen/Diner

15'5 max x 10'4 max

French doors lead out to the rear garden, double glazed window to the front, kitchen fitted with a range of wall and base units with worktop over, four ring gas hob with cooker hood above and oven, one and a half bowl sink and drainer with mixer tap, plumbing for a washing machine, concealed Ideal gas combination boiler, space for fridge, radiator, wood laminate floor.

Living Room

17'8 max x 11'3

Double glazed French doors lead out, double glazed window to the front with fitted plantation shutters, radiator, wood laminate floor.

First Floor Landing

Stairs rise up from the hall, double glazed window to the front, radiator, built in storage cupboard, access to loft space, radiator.

Bedroom One

13'9 x 9' max to wardrobe

Double glazed window to the front with plantation shutters, recess for wardrobe, wood laminate floor, door to en suite.

En Suite

Double obscure glazed window to the rear, recess shower with bi-fold door and plumbed shower, w.c and wash hand basin, extractor fan, heated towel rail, luxury vinyl floor

Bedroom Two

15'11 max x 7'11 max

Twin double glazed windows to the front with plantation shutters, radiator, wood laminate floor.

Bedroom Three

6' max x 9'3 max

Double glazed window to the rear, radiator, wood laminate floor.

Bathroom

Double obscure glazed window to the rear, bath with Mira electric shower over, w.c and wash hand basin, heated towel rail, part tiled walls, luxury vinyl floor.

Rear Garden

Enclosed rear garden, lawn, timber framed storage shed, paved patio, gate lead out to the front.

Front

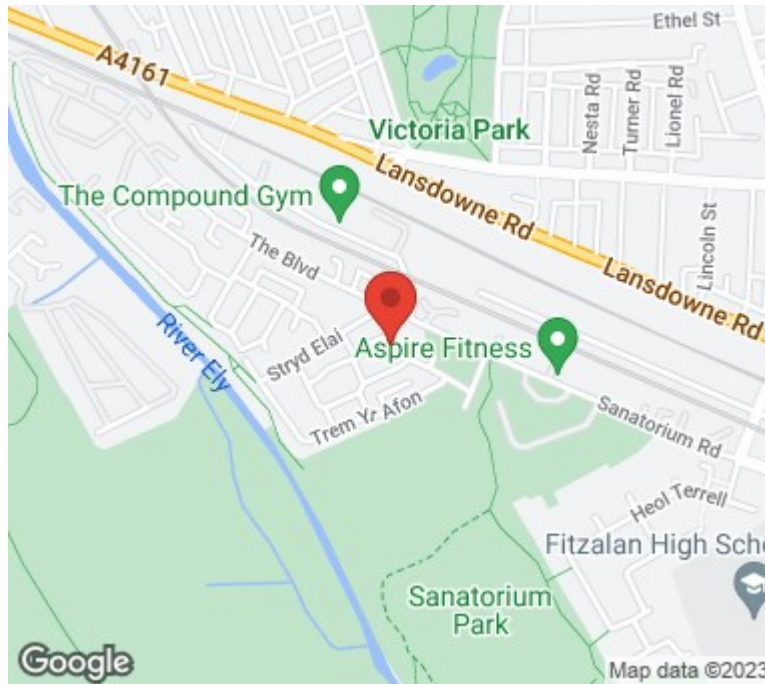
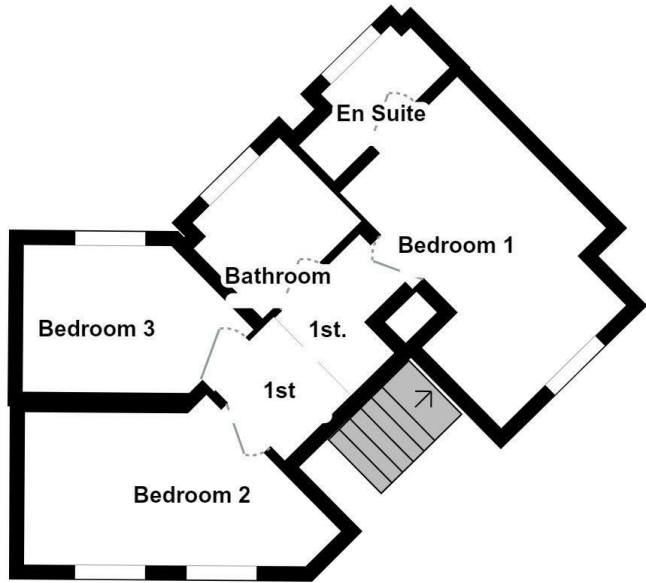
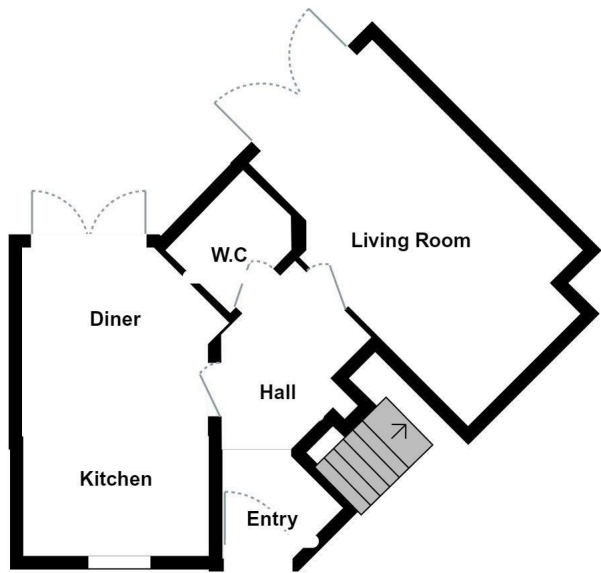
A double tandem driveway.

Tenure and Additional information



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	84	
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.