



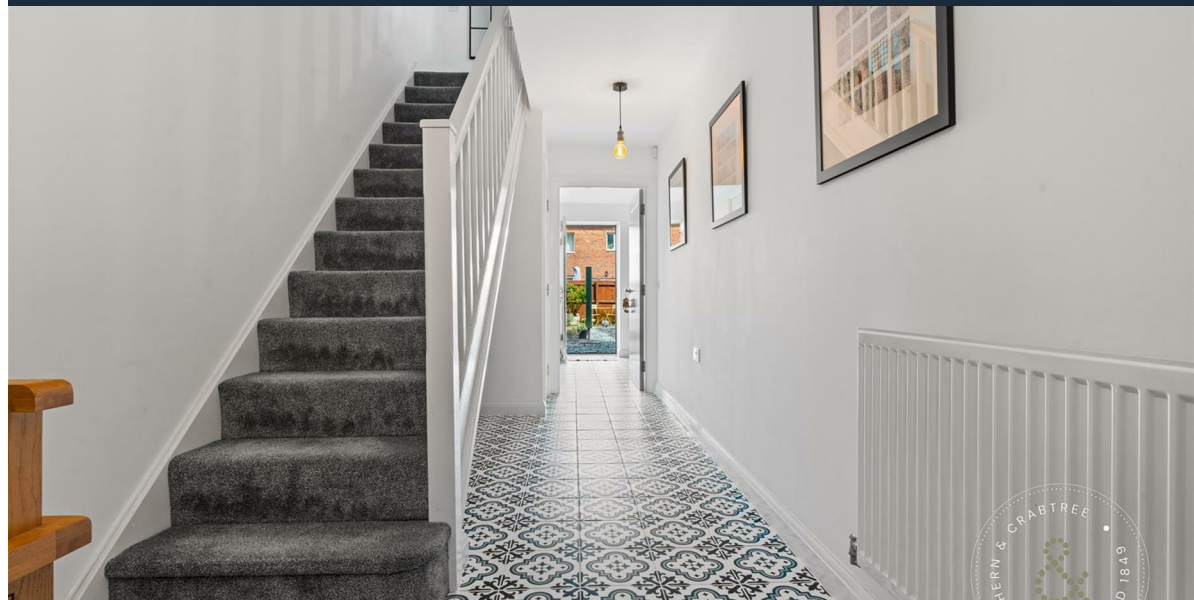
Paul Williams Walk

| The Mill, Canton | Cardiff | CF11 8GA



PAUL WILLIAMS WALK

Guide Price £350,000



The Birchwood. A stylish and immaculate, three bedroom semi detached town house with a south facing balcony overlooking a wonderful leafy outlook on this popular development in The Mill in Canton. Offering light, spacious and versatile living space as well as off street parking and a garage, this property will certainly prove to be popular.

Set over three stories with plenty of upgrades, the accommodation briefly comprises Entrance hall offering access to the large utility room at the rear, with door to an integrated garage, two large storage cupboards and a downstairs WC to the ground floor. To the first floor, there is a light and spacious living room with two sets of French doors, one with Juliet balcony and the second providing access onto a spacious south facing terrace/balcony and a contemporary open plan kitchen/diner To the second floor, there are three good size bedrooms, the primary benefiting from en-suite shower room, and a family bathroom. The property further benefits from an enclosed rear garden as well as off street parking, two additional parking spaces and a single garage.

Paul Williams Walk is perfectly tucked away on The Mill and is located within a stone's throw to the ever so popular local school of Ysgol Treganna and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early! EPC - B

Entrance Hall

Entered via a composite front door, radiator, tiled floor, stairs to the first floor with understairs alcove, built in cupboard, door to utility.

Utility

13' max x 5'10 max

Double glazed window to the rear, plumbing for a washing machine, space for condensing tumble dryer, gas concealed combination boiler, stainless steel sink and drainer, radiator, tiled floor, double glazed door to the rear, courtesy door to the garage.

Cloakroom

Fitted with w.c and wash hand basin, radiator, extractor fan, tiled floor.

First Floor

Stairs rise up from the hall with wooden handrail and spindles, built in cupboard, a radiator, stairs to the second floor.

Lounge

16'3 max x 11'5 max

Two sets of double glazed French doors to the front one has a Juliet balcony and one a small sitting balcony, radiator, woodgrain tiled floor.

Kitchen/Diner

16'3 x 9'8

Double glazed window to the rear, a U shape kitchen with wall and base units with worktop over and plinth lights, a four ring gas hob with cooker hood above and integrated oven and grill, one and a half bowl sink and drainer, space and plumbing for a dishwasher, space for fridge/freezer, radiator, woodgrain tiled floor.

Second Floor Landing

Stairs rise up from the first floor landing with wooden handrail and spindles, access to loft space, air filtration system.

Bedroom One

9'9 x 11'5

Double glazed window to the rear, radiator, door to en suite.

En Suite

8'11 x 4'7

Fitted with a double shower quadrant with plumbed shower and glass door, w.c and wash hand basin, heated towel rail, extractor fan, tiled floor.

Bedroom Two

8'2 expanding to 11'9 max x 9'5 max

Double glazed window to the rear, radiator. An L shaped room.

Bedroom Three

11'6 x 6'7

Double glazed window to the rear, radiator.

Bathroom

6'11 x 5'10

Fitted with bath with plumbed shower over and

glass screen, w.c and wash hand basin, extractor fan, heated towel rail, tiled floor.

Rear Garden

Enclosed garden, landscaped with slate chippings, patio area, raised flower boxes, light, power points and cold water tap, side gate giving access to the front.

Garage

21'2 x 8'6 does not take the door width into accou

Integral single garage with up and over door to the front, power and light, plasterboard and painted.

Front

Driveway parking, path to front door. As well as the driveway there are two additional parking spaces.

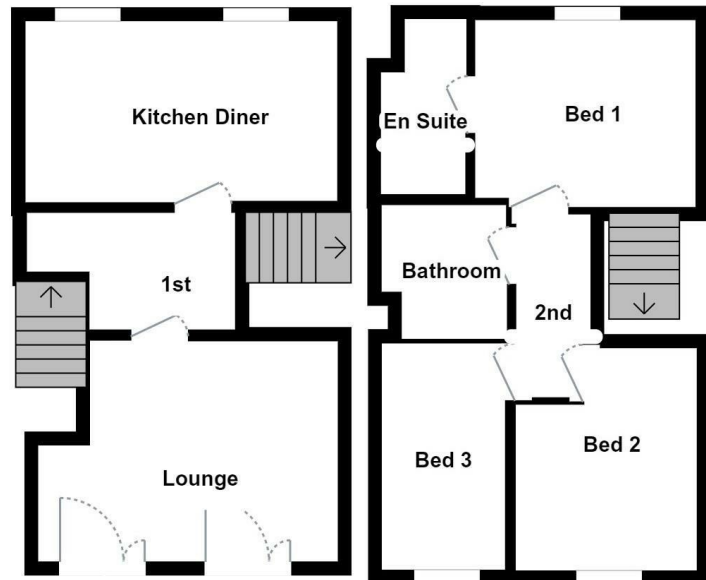
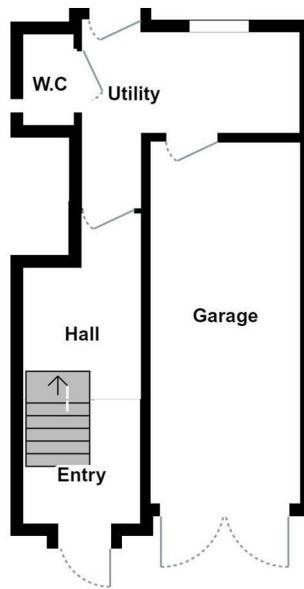
Tenure and additional information

We have been advised by the seller that the property is freehold. There is a charge of £80.40 for Riverside Park & £120.97 to Ground Solutions. EPC=B As well as the driveway there are two additional parking spaces.



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		
(92 plus) A		94
(81-91) B	85	
(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	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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



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.