



Treganna Street

| The Mill Canton | Cardiff | CF11 8FN



# TREGANNA STREET

Guide Price £375,000



## Front

Small paved path, lawn, tree and slate chippings.

## Tenure and Additional Information

We have been advised by the seller that the property is freehold, council tax is E. Charges are as follows:- £124.94 billed per annum for: ground solutions - keep of shared areas

An imposing three double bedroom end of terrace town house located on the corner of this popular development in The Mill, Canton. Offering light and spacious, versatile living space as well as off street parking for multiple vehicles, this property will certainly prove to be popular.

The Aspen is one of the developments largest properties and offers generously proportioned living space over three floors.

The ground floor layout features a spacious kitchen with French doors leading to the garden, a welcoming hallway, downstairs cloakroom and separate dining room or Sitting Room with feature window. With the kitchen large enough to fit a dining table, the dining room could work just as well as a family room - just tailor the space to suit your lifestyle!

On the first floor is the large living room with Juliet balconies, the family bathroom and a third room which would make a fantastic bedroom or could be used as a spacious home office.

The second floor offers two double bedrooms, including the master bedroom with en-suite facilities.

Treganna Street is tucked off The Boulevard 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!

## Entrance Hall

Entered via a composite front door with window over, double glazed window to the side, radiator, tiled floor, stairs to the first floor, built in cupboard.

## Cloakroom

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

## Sitting Room

8'8 x 11'2  
Double glazed bay window to the front, radiator.

## Kitchen

16'8 x 10'2  
Double glazed French doors leading out to the garden and double glazed window to the rear, fitted with a range of wall and base units with worktop over, downlighters, a five ring gas hob with cooker hood above and integrated double oven and grill, plumbing for a washing

machine, one and a half bowl sink and drainer, integrated fridge/freezer, consealed gas combination boiler, vertical radiator, part tiled walls, tiled floor.,

## First Floor Landing

Stairs rise up from the entrance hall with wooden handrail, built in cupboard, radiator, double glazed window to the side.

## Lounge

16'8 x 10'2  
Two sets of French doors to Juliet balcony to the rear, radiator.

## Bedroom Three

9'2 x 8'9  
Double glazed window to the front, radiator.

## Bathroom

Double obscure glazed window to the front, bath with mixer tap and shower attachment, w.c and wash hand basin, radiator, tiled walls and floor.

## Second Floor Landing

Stairs rise up from first floor, air filtration system.

## Bedroom One

16'8 max x 12'3 max  
Double glazed window to the front, radiator, fitted wardrobe, door to en suite.

## En Suite

Double obscure glazed window to the side, shower, w.c and wash hand basin, heated towel rail, tiled floor.

## Bedroom Two

16'8 x 10'4  
Double glazed window to the rear, radiator, access to loft space.

## Rear Garden

Enclosed rear garden, brick wall and part timber fence, paved patio, storage shed, cold water tap, sensor light, gate to the rear leading to parking.

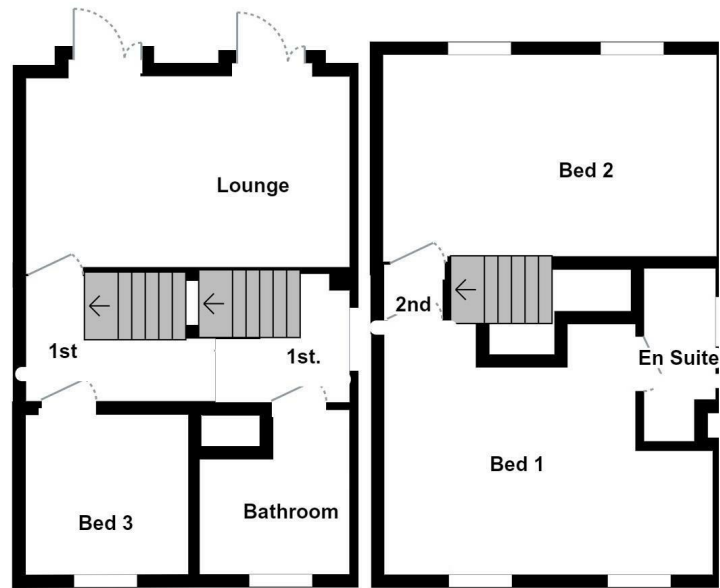
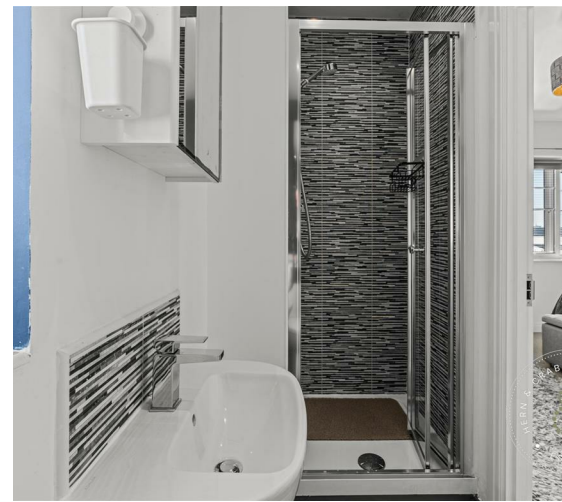
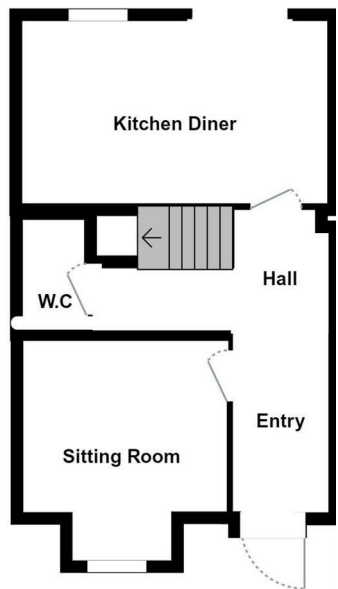
## Parking

A tandem drive at the rear.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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<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.