



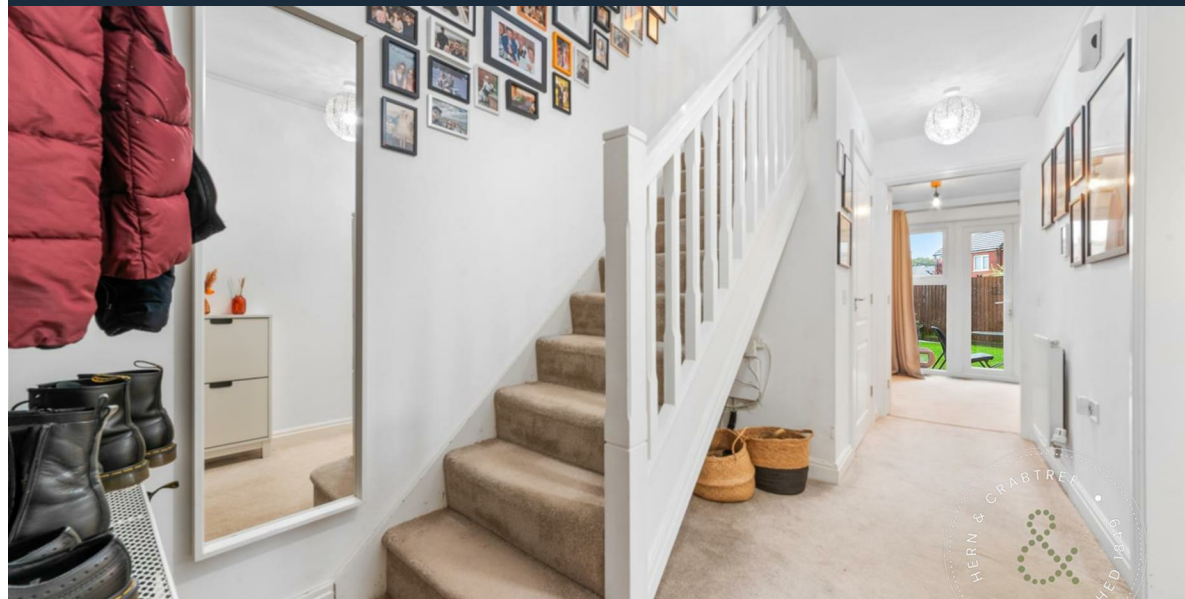
Treganna Street

| The Mill, Canton | Cardiff | CF11 8FN



TREGANNA STREET

Guide Price £265,000



An immaculate two double bedroom semi-detached house located on this popular development on The Mill in Canton. Tastefully decorated throughout with lovely rear garden and a double tandem parking space, this property will certainly be popular with first time buyers and investors!

The accommodation briefly comprises: Entrance Hall, Cloakroom, Kitchen/Diner and Lounge with French Doors out to the Rear Garden. To the first floor are Two Double Bedrooms and a Family Bathroom. The property further benefits from a landscaped rear garden and an allocated parking space to the front.

Treganna Street is perfectly tucked away on a quiet part of The Mill and is located within walking distance to the ever so popular local school of Ysgol Treganna and with in easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, There are also 3 years remaining on the NHBC. Be quick and book early!

Entrance Hall

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

Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate flooring.

Kitchen/Diner

15'6 x 7'3

Double glazed window to the front and the side, fitted with wall and base units with worktop over, a four ring gas hob with cooker hood above and electric oven, stainless steel sink and drainer, space for appliances, combination boiler, laminate floor.

Lounge

14'3 x 8'8

Double glazed patio doors and windows to the rear, radiator.

First Floor Landing

Stairs rise up from the hall, radiator, access to loft space.

Bedroom One

14'2 x 8'4

Double glazed window to the rear, radiator.

Bedroom Two

12'1 max x 8'6 max

Double glazed windows to the front, radiator, built in wardrobes.

Bathroom

6'6 x 6'8 max

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, radiator, laminate floor.

Rear Garden

Paved patio, lawn, paved area for garden shed, cold water tap.

Parking

We have been advised by

the seller that there are 2 allocated parking spaces (fit 2 medium sized cars) on a shared drive with our neighbours- this is directly adjoined to the side of the house.

Front

Low rise hedge.

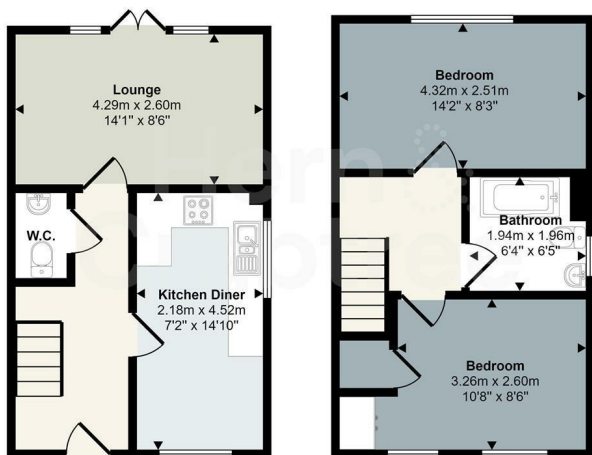
Further information

We have been advised by the seller the following information:- They pay £180 per year to Ground Solutions for maintenance of hedges and the shrubbery. On the estate they also pay an annual charge to Tirion for the shared park and walkway by Ely Bridge. Around £150 per year. The property is freehold and the council tax band is D.

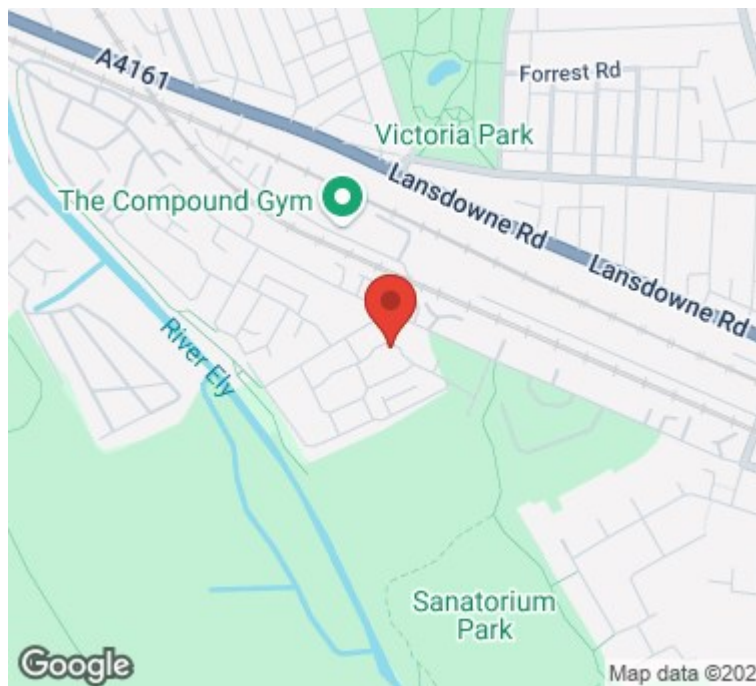
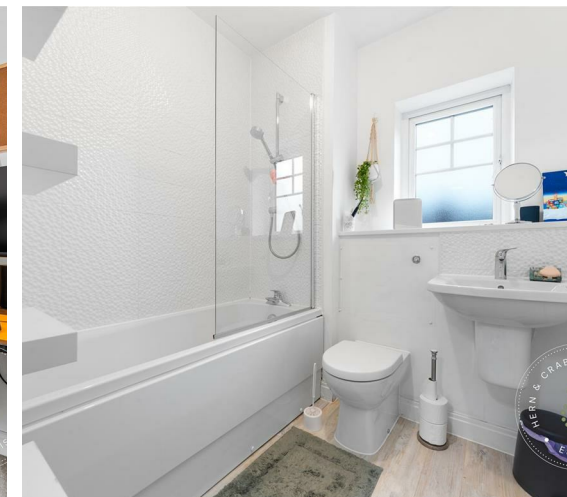


Call Hern & Crabtree to arrange a viewing on **02920 555 198**

Approx Gross Internal Area
63 sq m / 675 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		84
(81-91) B		
(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.