

Heol Terrell

CANTON, CARDIFF, CF11 8BF

GUIDE PRICE £350,000

**Hern &
Crabtree**



Heol Terrell

No chain. A fantastic three-storey mid-terrace townhouse, located in the highly desirable location of Lansdowne Gardens in Canton. This offers an incredible opportunity for buyers looking to create their dream home. With its versatile living spaces and blank canvas appeal, this property is ready for the next owner to put their own stamp on it.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room and Open Plan Kitchen/Diner to the ground floor. To the first floor is a spacious Lounge and Bedroom One with an En-Suite. The top floor benefits from Three further Bedrooms and a family Bathroom. Outside there is a good size, low maintenance rear garden with access to a single garage and parking to the rear.

Heol Terrell is an approximate five minute walk to Ysgol Gymraeg Treganna, the main catchment school. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.



1187.00 sq ft

Entrance Hall

Entered via a composite front door, radiator, laminate floor.

Cloakroom

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

Sitting Room

10'1 x 9'9

Double glazed window to the front, radiator, coved ceiling.

Kitchen/Diner

14'1 x 10'6

Double glazed window and double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with worktop over, a four ring gas hob and electric oven and grill, one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, radiator, wood laminate flooring.

First Floor

Stairs rise up from the hall with wooden handrail and spindles, radiator,

Bedroom One

12'3 x 9'11

Double glazed window to the rear, radiator, built-in wardrobes.

En Suite

6'7 x 5'6

Fitted with bath and shower over, w.c and wash hand basin, radiator.

Lounge

11'7 x 14'2

Double glazed window to the front, coved ceiling, radiator.

Second Floor Landing

Stairs rise up from the first floor landing, radiator, access to loft space, storage cupboard housing the hot water cylinder.

Bedroom Two

14'2 x 10'1

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

Bedroom Three

9'9 x 6'11 max

Double glazed window to the rear, radiator.

Bedroom Four

9'9 x 6'11

Double glazed window to the rear, radiator.

Bathroom

7'5 x 5'7

Fitted with a bath with shower over. w.c and wash hand basin, radiator, laminate flooring.

Rear Garden

Timber fencing, paved, lawn and decked area, gate to the rear for access to parking and garage.

Garage

Garage situated in a block to the rear of the property.

Front

Shrubs and bushes, path to front door.

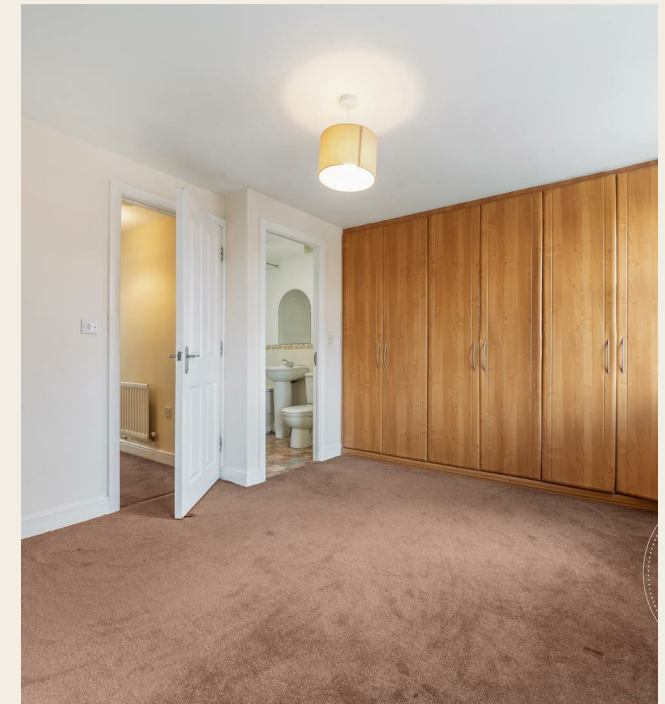
Tenure & additional information

We have been advised by the seller that the property is freehold. Council tax band is F.

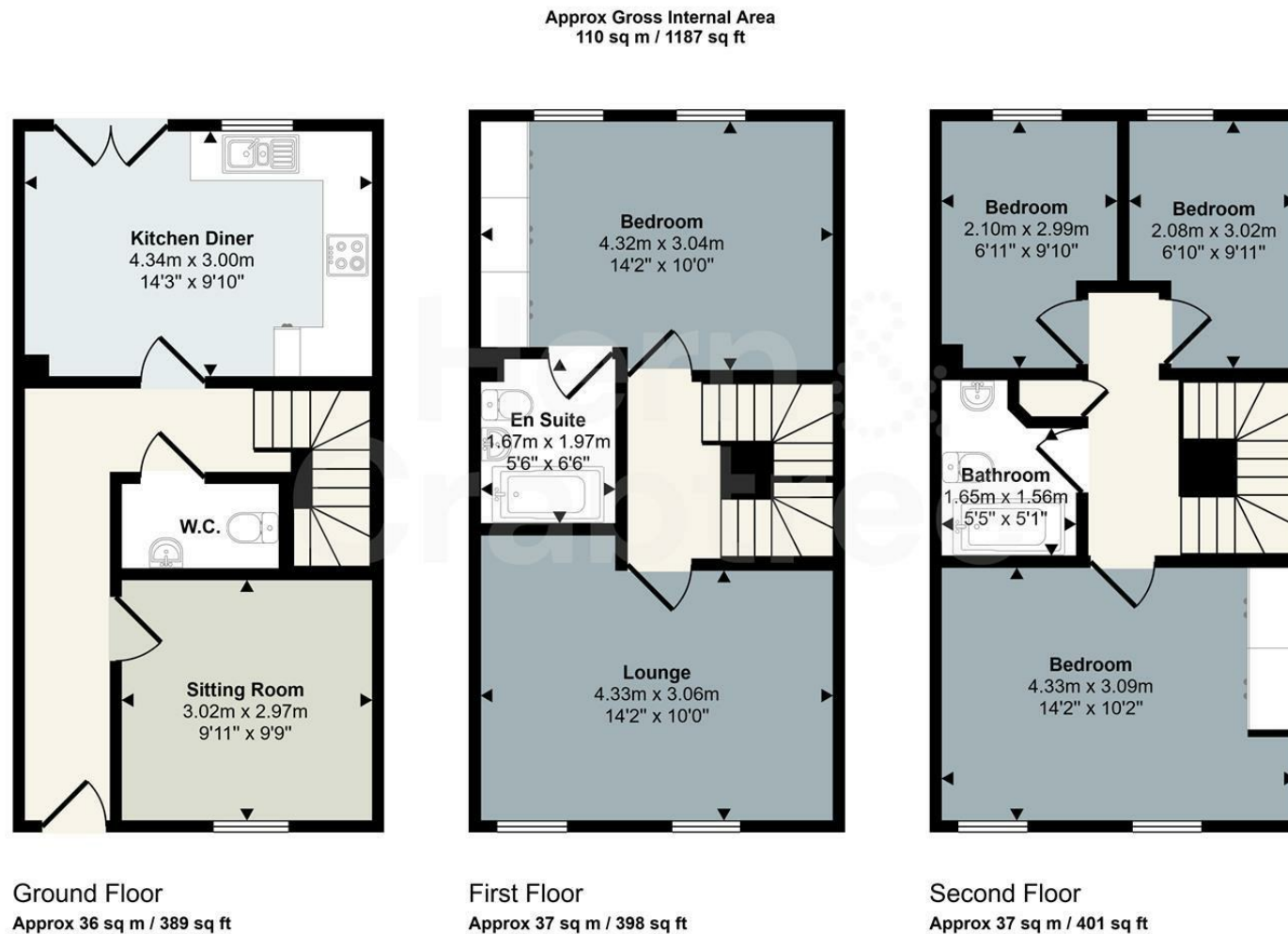
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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		
(92-100) A		89
(81-91) B		
(69-80) C	77	
(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

Good old-fashioned service with a modern way of thinking.



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