

# Heol Y Fynachlog

THE MILL, CANTON, CARDIFF, CF11 8FQ

**GUIDE PRICE £269,950**

**Hern &  
Crabtree**





# Heol Y Fynachlog

No chain. An immaculate two double bedroom mid-terrace house located on this popular development on The Mill in Canton. Very much a blank canvas ready for the next occupier to move straight in and put their own stamp on, this would make a perfect first time buy!

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.

Heol Y Fynachlog 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!



**665.00 sq ft**

#### Entrance Hall

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

#### Cloakroom

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

#### Kitchen

14'11 x 7'2

Double glazed window to the front, wall and base units with worktop over, one and a half bowl sink and drainer, a four ring gas hob and electric oven beneath, plumbing for a washing machine/ dishwasher, space for fridge/freezer, radiator, laminate flooring.

#### Living Room

8'8 x 14'3

Double glazed window and double glazed patio doors to the rear, radiator.

#### First Floor Landing

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

#### Bedroom One

8'6 x 14'3

Double glazed window to the front, radiator, built in cupboard housing the combination boiler.

#### Bedroom Two

8'4 x 14'3

Double glazed window to the rear, radiator.

#### Bathroom

6'6 x 6'10

Fitted with a white suite comprising, panelled bath with shower over, w.c. and wash hand basin, radiator, tiled walls, laminate flooring.

#### Rear Garden

Enclosed by timber fencing, paved area, path to side, cold water tap, timber shed, gate to the rear.

#### Front

Fence and gate and path to front door.

#### Parking

Dedicated parking space outside, if looking at the road from the front door, look for the number 12 on the ground just to the left,

#### Additional information

£150 billed per annum for: lights, trimming bushes and front hedges, bins on walkways, maintaining park walkway back of estate

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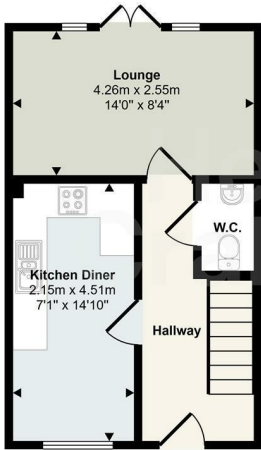
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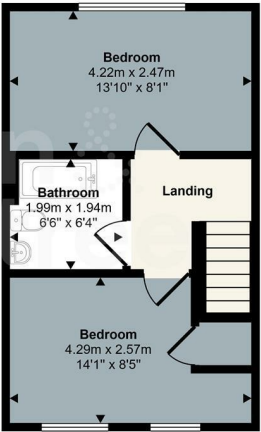
| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 98                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Approx Gross Internal Area  
62 sq m / 665 sq ft



Ground Floor  
Approx 31 sq m / 331 sq ft



First Floor  
Approx 31 sq m / 334 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.

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