

# Bridge Close

THE MILL, CANTON, CARDIFF, CF11 8FR

**GUIDE PRICE £265,000**

**Hern &  
Crabtree**





# Bridge Close

An immaculate two double bedroom mid-terrace house located on this popular development on The Mill in Canton. Tastefully decorated throughout with lovely rear garden and an allocated 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.

Bridge Close 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!



**675.00 sq ft**

#### Entrance Hall

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

#### Cloakroom

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

#### Kitchen/Diner

15'3 x 7'3

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, space and plumbing for a dishwasher, a four ring gas hob with electric oven and grill beneath, radiator,

#### Living Room

14'3 x 9'4

Double glazed patio doors lead to the garden, radiator.

#### First Floor Landing

Stairs rise up from the hall, radiator.

#### Bedroom One

14'3 x 9'1

Double glazed window to the rear, radiator.

#### Bedroom Two

14'3 x 8'6

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

#### Bathroom

6'6 x 6'10

Fitted with bath with shower over, w.c and wash hand basin, radiator, airing cupboard, laminate floor.

#### Rear Garden

Enclosed by timber fencing, gate to the rear.

#### Front

Paved path to front.

#### Charges

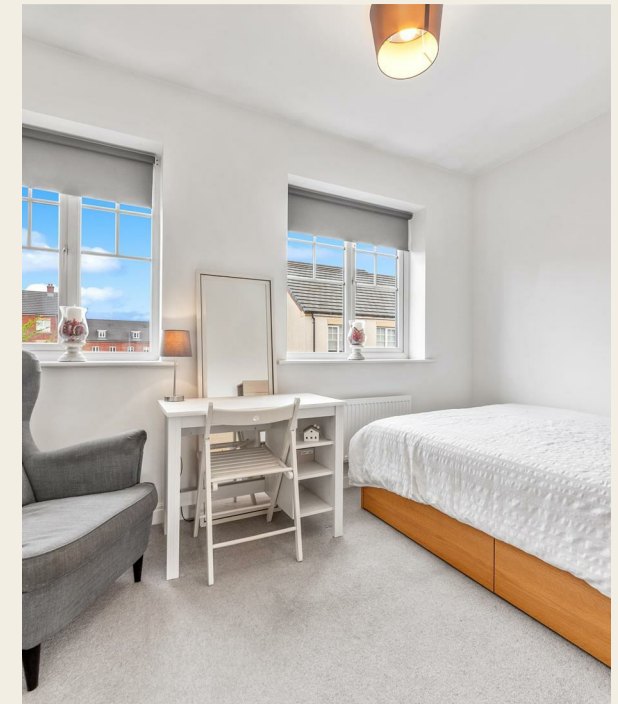
The seller has advised us they paid £114 to Ground Solutions for site maintenance and paid £80 to Tirion Group for upkeep of the Riverside Park.

#### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.

#### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

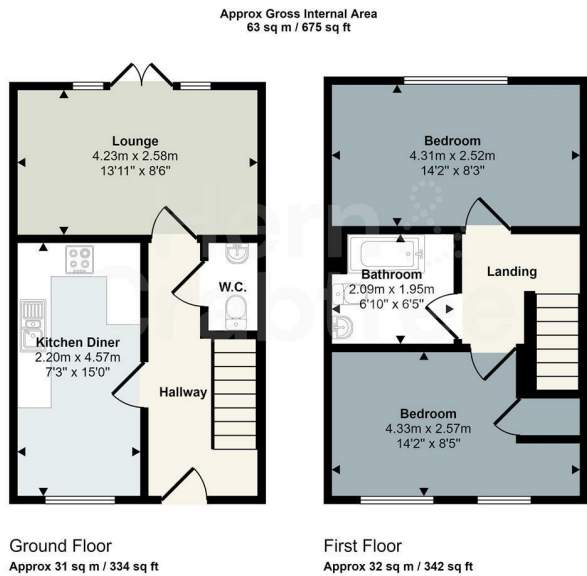




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

