

Treganna Street

THE MILL, CANTON, CARDIFF, CF11 8FN

GUIDE PRICE £269,950

**Hern &
Crabtree**



Treganna Street

No Chain. A bright and spacious two double bedroom end of terrace house with 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.

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!



659.00 sq ft

Entrance

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

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, wood floor.

Kitchen/Diner

15'8 x 7'2

Double glazed window to the front, wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with electric oven/grill, space and plumbing for a washing machine, space for fridge, radiator, wood floors.

Living Room

14'7 x 9'5

Double glazed patio doors to the rear, radiator, built in shelves and cupboard, wood floor.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, radiator, access to a part boarded loft space via a pull down ladder.

Bedroom One

9'5 x 14'3

Double glazed window to the rear, radiator, electrical socket and aerial for TV installed, wood floor.

Bedroom Two

14'3 x 9'2

Double glazed window to the front, radiator, built-in cupboard housing the boiler, wood floor.

Bathroom

6'6 x 6'10

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

Rear Garden

Enclosed by timber fencing, paved patio, lawn, slate chippings, decked sitting area, electric and cold water tap, gate to the side

Front & parking

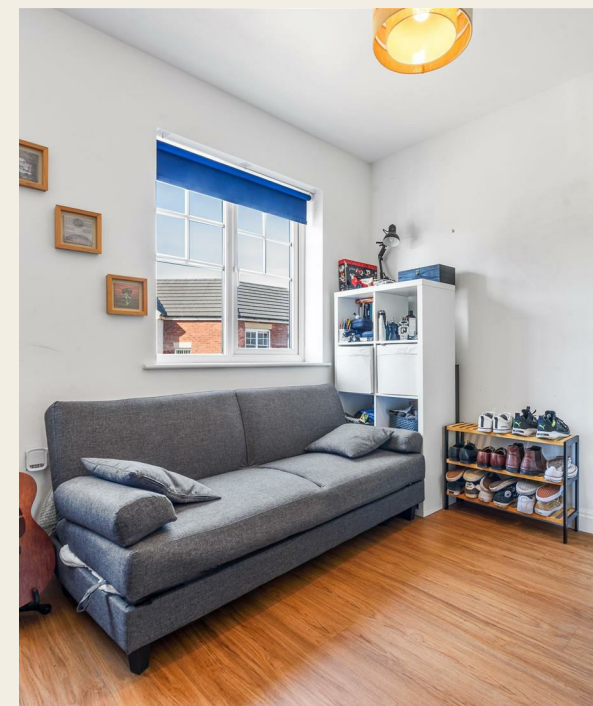
Hedge and footpath. Driveway and a separate designated space legally owned by the property. The parking space is in the parking lot located to the left of the property labelled 19 with a tile on the floor. Visitor parking is available on site.

Tenure and additional information

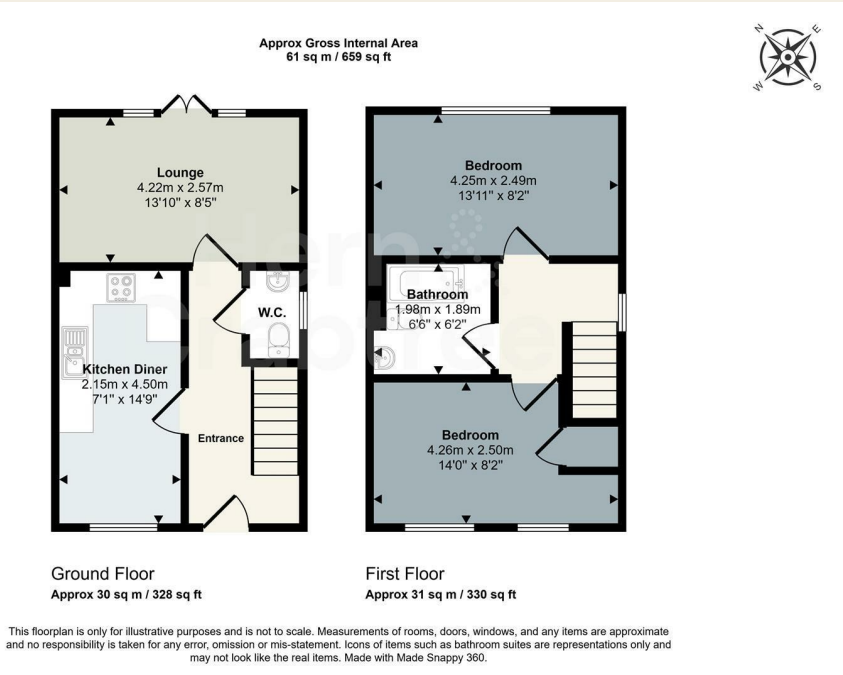
We have been advised by the seller that the property is freehold. The seller pays £ 147.75 per annum for: management fees of roads/greenery to Groud Solutions

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.



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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



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