

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

GUIDE PRICE £350,000

**Hern &
Crabtree**



The Boulevard

The popular Pinewood model is a deceptively spacious end of terrace house set on the The Mill development in Canton. The property is immaculately presented throughout and highlights a beautifully maintained rear garden, off-street driveway for one car and is a short stroll to Ysgol Gymraeg Treganna. The home has ample natural light with many rooms offering dual aspects and it has been decorated in a neutral palette with splashes of colour.

Entered to a good-size hall with doors leading off to a downstairs cloakroom and a bright and light modern open plan kitchen dining room, with French doors that lead out to the rear garden. Matching the kitchen, the well appointed living room set to the adjacent side of the property also benefits from French doors to the garden and a window to the front. On the first floor you'll find three double bedrooms, a white suite family bathroom and en suite to the main bedroom.

The Boulevard is perfectly placed with easy access into Canton, Pontcanna and Victoria Park. There are an abundance of desirable local independent eateries, shops, parks and cafes all to hand along with excellent public transport links to Cardiff city. Regular buses depart from Lansdowne Road whilst Waungron Train Station is located just 1.5 miles away. Lovell Homes are an experienced house builder with over 50 years in the industry striving for high quality finishes in their developments. The property has the added benefit of over 5 years remaining on the NHBC guarantee. This property makes an excellent family home or first time buy.



993.00 sq ft

Hall

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

Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, radiator, laminate flooring.

Kitchen

Double glazed window to the front and double glazed patio doors to the rear, wall and base units with worktop over, sink and drainer, a four ring gas hob with electric oven/grill, space for fridge, integrated dishwasher, space and plumbing for a washing machine, cupboard housing the combination boiler, radiator, laminate flooring.

Living Room

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

First Floor Landing

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

Bedroom One

Double glazed window to the front, radiator.

En Suite

Double obscure glazed window to the rear, walk in shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

Two double-glazed windows to the front, radiator.

Bedroom Three

Double glazed windows to the rear, radiator.

Bathroom

Double obscure glazed window to the rear, bath, w.c and wash hand basin, radiator, laminate flooring.

Rear Garden

Enclosed garden with timber fencing, paved patio, cold water tap.

Front

Footpath and lawn.

Parking

There is an allocated parking space.

Charges

Tenure and additional Information

We have been advised by the seller that the property is freehold. Council Tax band is E.

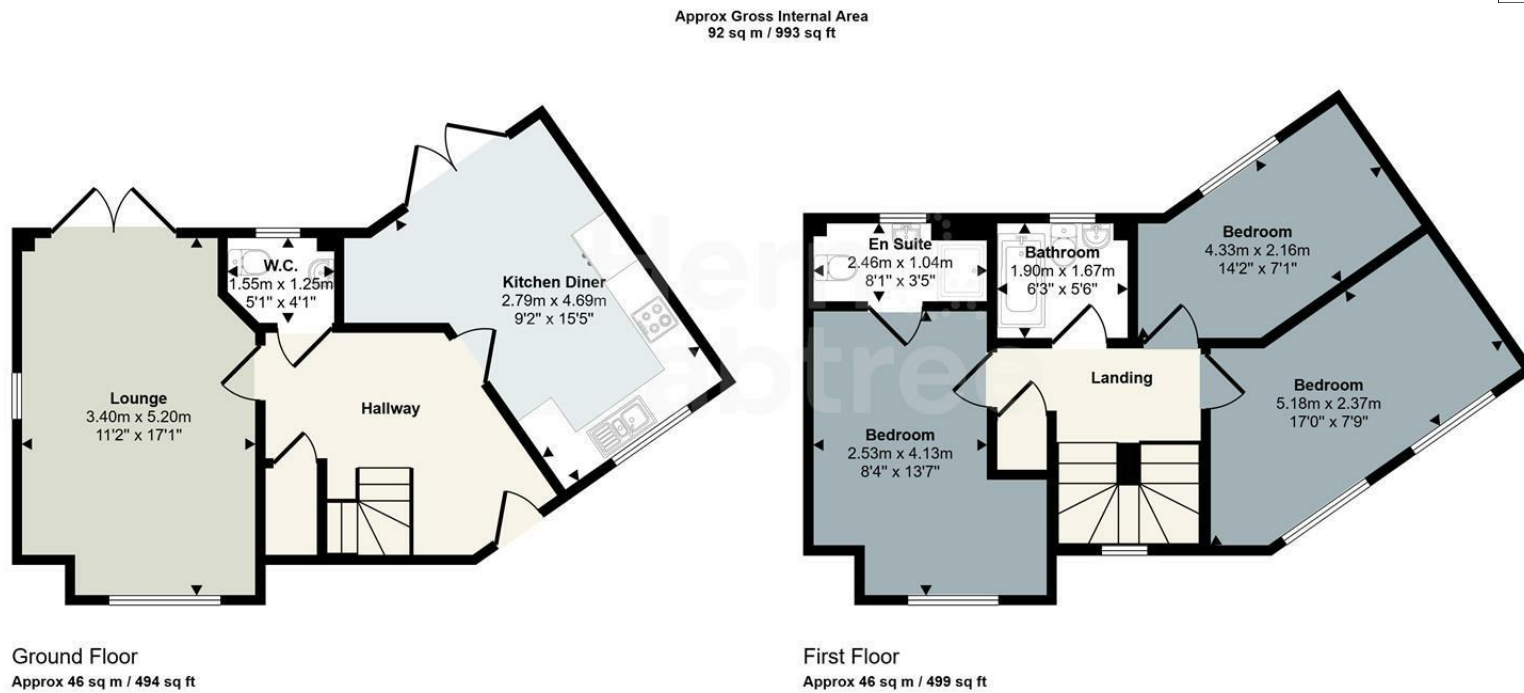
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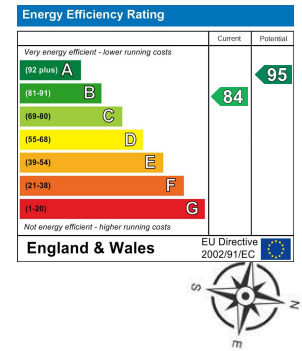
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