

# The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

GUIDE PRICE £360,000

**Hern &  
Crabtree**





# The Boulevard

This beautifully presented four-bedroom end-of-terrace townhouse is set within the sought-after development of The Mill in Canton. Perfectly positioned, the property offers spacious, light-filled accommodation across three well-designed floors, making it an ideal home for families or anyone looking for flexible living space in a vibrant location.

The Oaks, one of the largest property styles in the development, offers generous proportions throughout. On the ground floor, the entrance hall leads to a modern kitchen/diner, a convenient cloakroom, and a bright, welcoming lounge with French doors that open out to a landscaped rear garden, perfect for relaxing or entertaining.

The first floor provides three versatile bedrooms, one of which would work well as a home office or nursery, along with a family bathroom. The top floor is dedicated to a spacious master suite, featuring ample built-in storage and a stylish en-suite shower room.

Outside, the property benefits from a private, landscaped garden and off-street parking. With over four years remaining on the NHBC warranty, this home also offers peace of mind.

The location is excellent, just a short walk from the highly regarded Ysgol Treganna, and within easy reach of Canton, Pontcanna and Victoria Park, areas known for their independent shops, cafés and green spaces.



**1231.00 sq ft**

### Entrance

Entered via a composite door into the hallway.

### Hallway

Stairs to the first floor with understairs storage cupboard. Radiator. Wooden flooring.

### Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Radiator. Wooden flooring.

### Kitchen/Dining Room

Double glazed bay window to the front. Radiator. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated five ring gas hob and electric oven and grill. Integrated fridge, freezer, dishwasher. Tiled splashback. Wooden flooring.

### Lounge

Double glazed window to the rear and double glazed patio doors to the rear. Radiator. Wooden flooring.

## FIRST FLOOR

### Landing

Stairs to the second floor. Wooden banister. Two storage cupboards.

### Bedroom Two

Double glazed window to the front. Radiator.

### Bedroom Three

Double glazed window to the rear. Radiator.

### Bedroom Four

Double glazed window to the rear. Radiator.

### Bathroom

Obscure double glazed window to the the front. Bath, w/c and wash hand basin. Radiator. Part tiled walls. Laminate flooring.

## SECOND FLOOR

### Bedroom One

Double glazed windows to the front and rear. Two

Radiators. Large storage cupboard housing the boiler. Built in wardrobe. Door to en-suite.

### En-suite

Shower, w/c and wash hand basin. Tiled floor. Heated towel rail. Extractor fan.

## OUTSIDE

### Rear Garden

Enclosed rear garden with wooden fencing and brick wall. Gate leading to the side. Paved sitting area. Lawn area. Timber shed.

### Front

Paved area. Hedge and lawn area.

### Charges

Ground solutions £162.49 per year  
Ely Bridge Development £80.40 per year

### Tenure and additional information

we have been advised by the seller that the property Freehold.

Epc - B. Council Tax - F. The NHBC warranty is 10 years total (starting 2019) so there is just over 4 years left

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

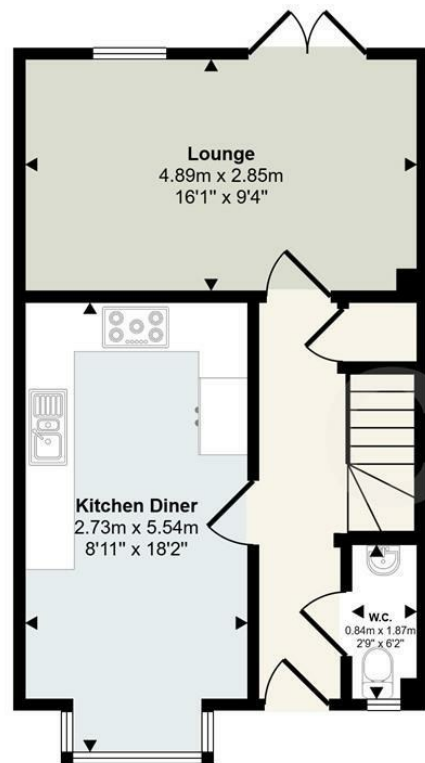
### Parking

We have been advised by the seller that the property comes with an allocated parking space.





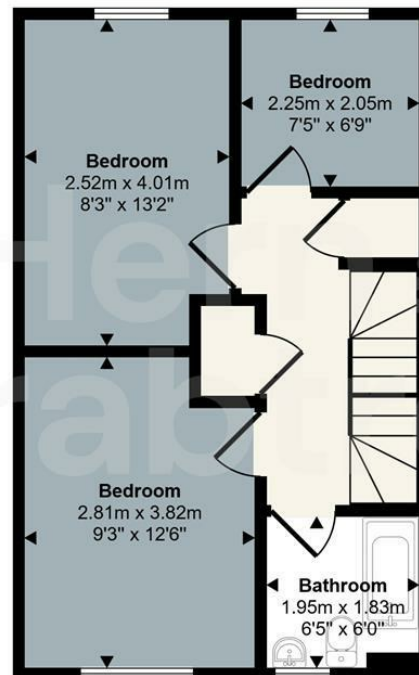




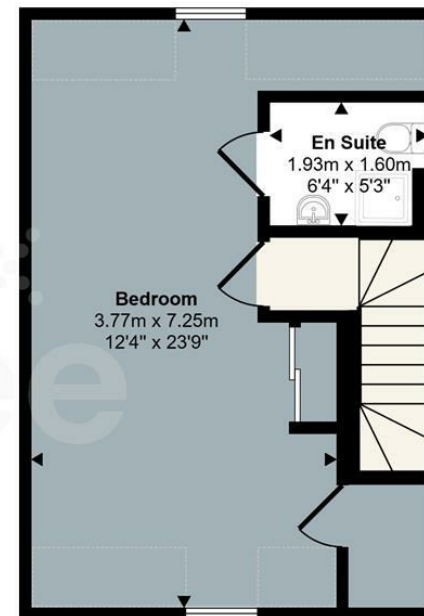
**Ground Floor**  
Approx 39 sq m / 425 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area  
114 sq m / 1231 sq ft



**First Floor**  
Approx 39 sq m / 422 sq ft



**Second Floor**  
Approx 36 sq m / 385 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	86	
(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

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.

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



