



FFORDD YR HEN-DAI

CANTON





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CANTON, CF11 8FJ - £375,000



3 bedroom(s)



2 bathroom(s)



1351.00 sq ft

Nestled in the sought-after area of The Mill, Canton, this charming semi-detached townhouse on Ffordd Yr Hen-Dai offers a perfect blend of modern living and comfort.

With three well-proportioned bedrooms, the main bedroom benefitting from an en-suite, this property is ideal for families or those seeking extra space. The house boasts a stylish kitchen diner, spacious lounge that leads out to an inviting balcony, family bathroom, separate WC & Utility room. The modern design throughout the property enhances its appeal, creating a welcoming atmosphere that is both stylish and functional.

To the rear of the property is a beautifully landscaped garden that further compliments the property, providing a wonderful private outdoor space.

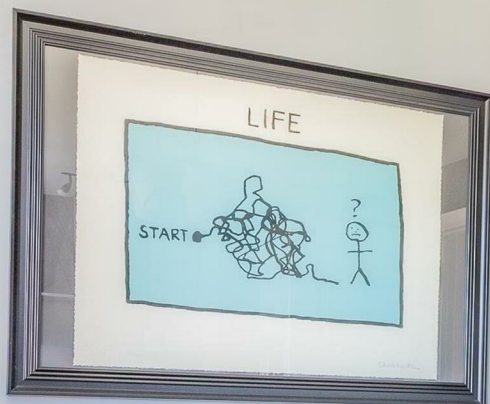
Located in a desirable neighbourhood, this property is close to local amenities, parks, schools and excellent transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility.

PROPERTY SPECIALIST

Mrs Ruby Ledley


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Valuer





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 	

















HALLWAY

UTILITY ROOM
1.80m x 3.96m (5'11 x 13)

WC

GARAGE

LANDING

LIVING ROOM
3.48m x 4.98m (11'5 x 16'4)

KITCHEN
2.34m x 4.98m (7'8 x 16'4)

TERRACE

LANDING

BEDROOM 1
3.00m x 3.48m (9'10 x 11'5)

EN-SUITE
2.72m x 1.37m (8'11 x 4'6)

BEDROOM 2
3.51m x 2.87m (11'6 x 9'5)

BEDROOM 3
3.51m x 2.01m (11'6 x 6'7)

FAMILY BATHROOM
2.11m x 1.96m (6'11 x 6'5)

TENURE
We are advised this property is Freehold. This is to be confirmed by your legal representative.

EPC
84B

COUNCIL TAX
BAND

SCHOOL CATCHMENT
My English medium primary catchment area is Lansdowne Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are

welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Fitzalan High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)



Comments by Mrs Ruby Ledley

www.jeffreyross.co.uk

Jeffrey Ross