

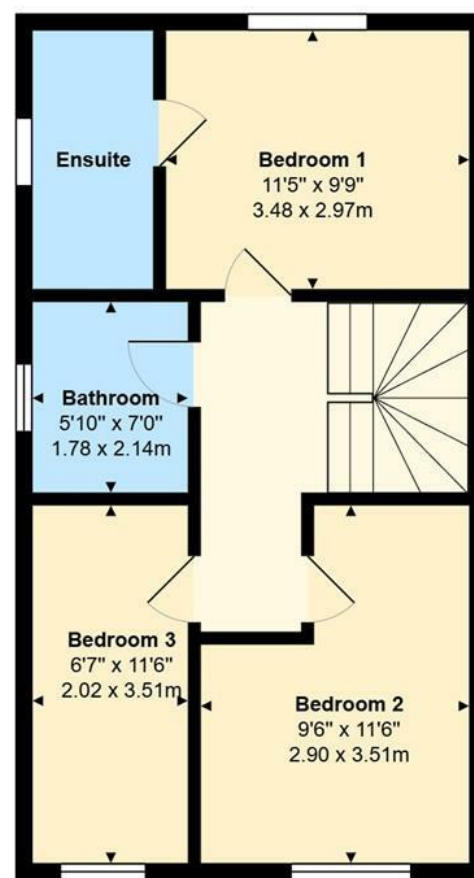
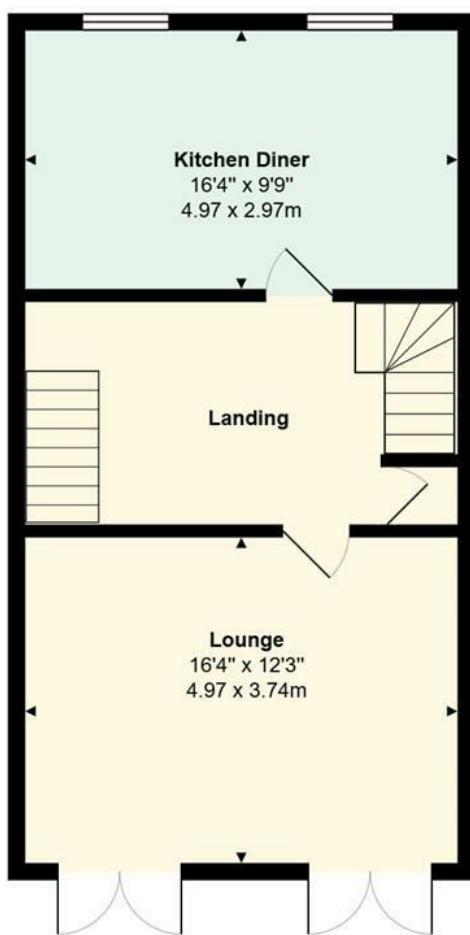
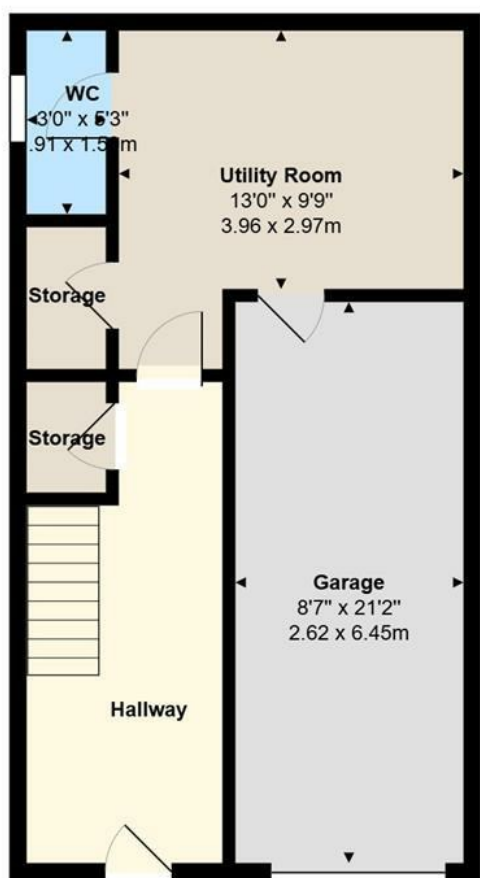
Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



FFORDD YR HEN-DAI  
CANTON





Total Area: 1185 ft<sup>2</sup> ... 110.0 m<sup>2</sup>

All measurements are approximate and for display purposes only





A beautifully presented townhouse within walking distance of excellent schools.

Comments by - Mrs Ruby Ledley



## FFORDD YR HEN-DAI

CANTON, CF11 8FJ - GUIDE PRICE - £375,000



3 Bedroom(s)



2 Bathroom(s)



1351.00 sq ft

Located 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





- 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 etc. 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 etc. 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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











