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CELEBRATING 100 YEARS

100

1926 - 2026

13 Trem Yr Afon, Canton

Cardiff

£279,950

13 Trem Yr Afon

Canton, Cardiff

A modern, two double bedroom, mid-terraced house situated on the periphery of this sought-after and conveniently located development, bordering greenbelt land.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A modern two double bedroom mid-terraced house.
- Highly sought-after and conveniently located development close to local communities.
- Situated on the periphery of the development, bordering greenbelt.
- Well-presented accommodation throughout.
- Lounge with access to the enclosed garden.
- Kitchen/breakfast room with modern units, integrated appliances, and a fitted window seat.
- Bedroom One with built-in wardrobe units.
- Bedroom Two, also a comfortable double bedroom, with a built-in airing cupboard.
- Private, enclosed, low-maintenance rear garden.
- One private allocated parking space.



This modern two double bedroom, mid-terraced property, with an enclosed, low-maintenance landscaped garden bordering Greenbelt land, is situated in this popular and conveniently located development on the periphery of Canton.

The well-presented accommodation comprises an entrance hallway with stairs rising to the first floor, with bespoke understairs storage cupboards fitted. A door leads to the ground floor cloakroom, housing a white two-piece suite.

The lounge is located at the rear of the property, it has French doors flanked by windows enjoying views and providing access to the rear garden.

The kitchen/dining room, with a window to the front, has a fitted window seat offering storage and seating within the dining area. The kitchen has a fitted range of high gloss grey base and wall-mounted units with complementing stone-effect work surfaces and splashbacks. Integrated oven with four-burner gas hob and cooker hood over. Space and plumbing for a washing machine and fridge/freezer.

The first-floor landing, with loft inspection point, gives access to the bedroom accommodation. Bedroom one is a generous sized double bedroom, located at the rear of the house, enjoying views over the garden and into the Greenbelt land beyond. It has a fitted range of wardrobe units and display shelving.

Bedroom two is also a generous sized double bedroom, with two windows to the front. Door into an overstairs airing cupboard housing a gas-fired combination boiler.

The family bathroom has a white three-piece suite which includes: a panel bath with a mains-powered shower fitted and a glazed shower screen, low-level WC, and pedestal wash hand basin.

Outside:

To the front of the property is one private parking space on the driveway.

To the rear is an enclosed, low-maintenance landscaped garden. A flagstone-laid patio extends from the rear of the house onto an Astroturf lawn. A pathway runs to the side of the lawn to the bottom of the garden, where there is a further decked patio and a garden shed.





AWAITING FLOORPLANS





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