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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Trem yr Afon*

CANTON



*A very much improved Townhouse located on an enviable plot in The Mill, Cardiff. Decorated and finished to a very high standard and this is quite possibly one of the best Townhouses in the area.*

Comments by Mr Julian Preston



**Property Specialist**

**Mr Julian Preston**

Senior valuer

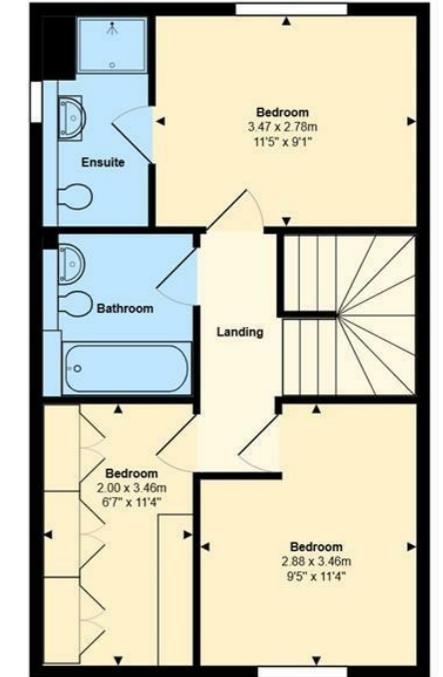
julian@jeffreygross.co.uk



Trem Yr Afon

Total Area: 136.2 m<sup>2</sup> ... 1466 ft<sup>2</sup> (excluding balcony)

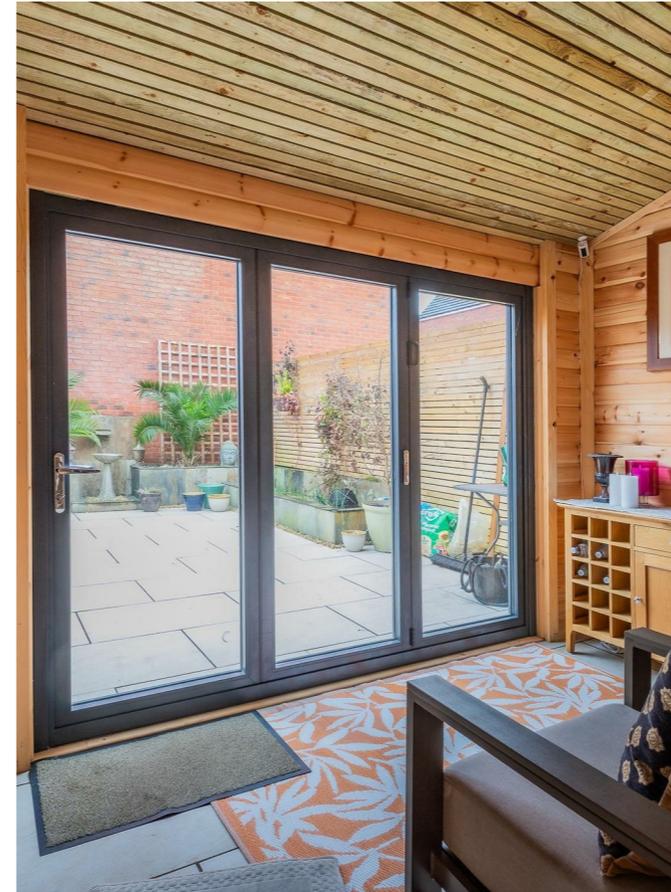
All measurements are approximate and for display purposes only



*All my neighbours are very friendly, and I will miss them all. We all look out for each other by taking in parcels, feeding cats, and occasionally having a beer together. We are also in a WhatsApp group for the four houses in our row. There is a good community at The Mill; they even have a dedicated Facebook page.*

Comments by the Homeowner





# Trem Yr Afon

Canton, Cardiff, CF11 8FE

Asking Price

£390,000



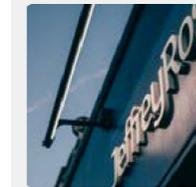
3 Bedroom(s)



2 Bathroom(s)



1466.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This desirable townhouse offers a splendid opportunity for family living. Spanning an impressive 1466 square feet, the property is in exceptionally good condition, making it a perfect choice for those seeking a home that is ready to move into.

The house boasts three - four well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, as well as a ground floor cloakroom morning routines will be a breeze, ensuring convenience for all. The property features not one, but two inviting reception rooms, along with a kitchen/diner as well as a study which could be used as a ground floor bedroom, allowing for versatile living spaces that can be tailored to your needs. The extension at the rear enhances the living area, creating a bright and airy environment that is perfect for both relaxation and entertaining and opens directly onto the rear garden.

One of the standout features of this home is its enviable position, offering delightful riverside views that can be enjoyed from various vantage points within the property. The attractive rear garden is a wonderful addition, providing a private outdoor space for barbecuing, play, or simply unwinding after a long day.

This townhouse is not just a home; it is a lifestyle choice, combining comfort, space, and a picturesque setting. Whether you are a growing family or simply seeking a peaceful retreat, this property is sure to impress. Do not miss the chance to make this charming house your new home in Cardiff.



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#### Entrance Hallway

#### Utility Room

#### W.C

#### Sitting Room 10'9" x 7'10" (3.28m x 2.39m)

#### Study 14'7" x 9'3" (4.45m x 2.82m)

#### Storage

#### Landing

#### Kitchen/Diner 16'4" x 9'10" (4.98m x 3.00m)

#### Living Room 16'4" x 11'4" (4.98m x 3.45m)

#### Balcony

#### Second Floor Landing

#### Bedroom 11'5" x 9'1" (3.48m x 2.77m)

#### Ensuite

#### Bedroom 11'4" x 9'5" (3.45m x 2.87m)

#### Bedroom 11'4" x 6'7" max (3.45m x 2.01m max)

#### Council Tax

Band F

#### Bathroom

#### Tenure

We have been advised the property is Freehold. Your legal representative should confirm this.

#### School Catchment

My English medium primary catchment area is Lansdowne Primary School  
 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  
 My Welsh medium primary catchment area is Ysgol Gymraeg Treganna

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

#### Garden

An attractive and low maintenance rear garden with brick walled boundaries and a paved patio seating area with raised copper slate flower beds.

#### EPC

Rated B





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

