

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

HEOL TERRELL
CANTON



**ENTRANCE HALLWAY**

5.26m x 2.16m widest point (17'3" x 7'1" widest point)

DOWNSTAIRS WC**GARAGE**

2.65m x 5.27m (8'8" x 17'3")

KITCHEN / DINER

3.95m x 4.94m (12'11" x 16'2")

UTILITY

2.65m x 1.64m (8'8" x 5'4")

TO THE FIRST FLOOR**LIVING ROOM**

4.94m x 4.76m (16'2" x 15'7")

MASTER BEDROOM

4.38m x 3.69m (14'4" x 12'1")

ENSUITE

2.79m x 2m (9'1" x 6'6")

TO THE SECOND FLOOR**BEDROOM TWO**

2.78m x 4.72m (9'1" x 15'5")

ENSUITE

2.78m x 2.05m (9'1" x 6'8")

BEDROOM THREE

2.78m x 3.72m (9'1" x 12'2")

BATHROOM

2.08m x 2.74m (6'9" x 8'11")

BEDROOM FOUR

2.10m x 3.65m (6'10" x 11'11")

GARDEN**DRIVEWAY****TENURE**

We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - F

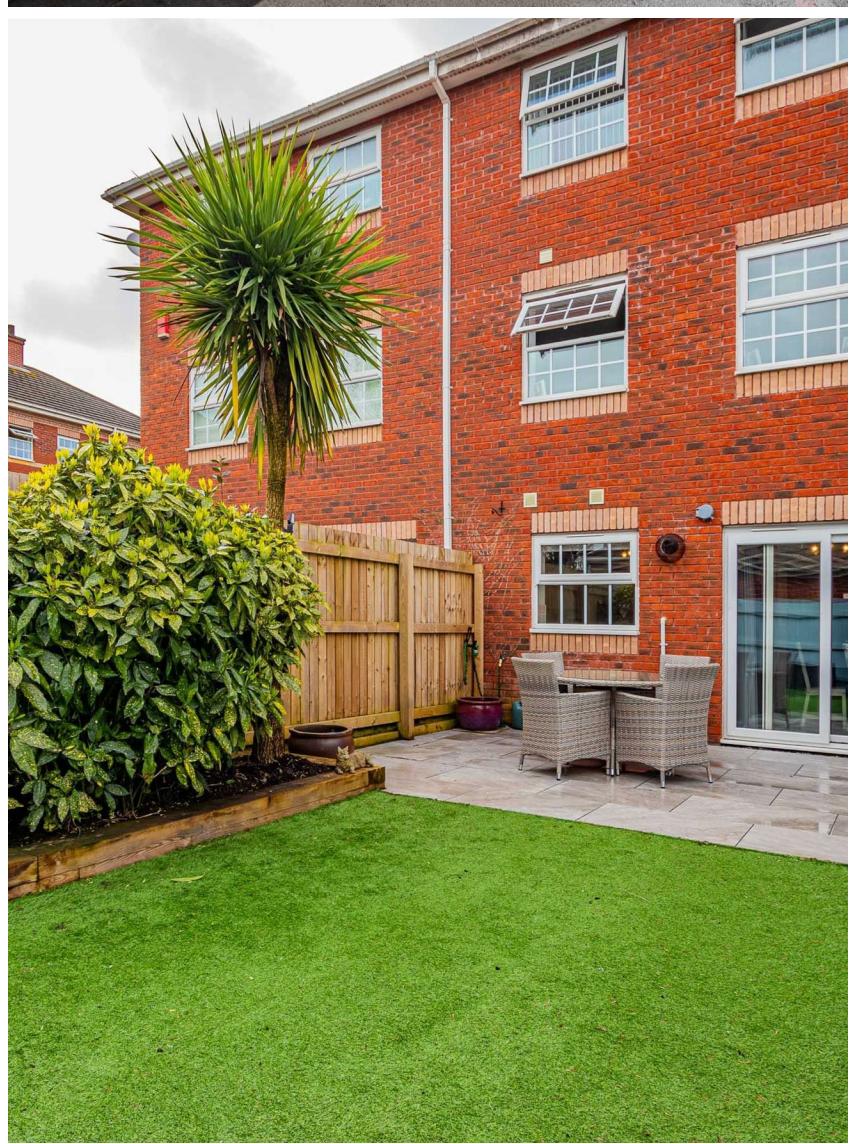
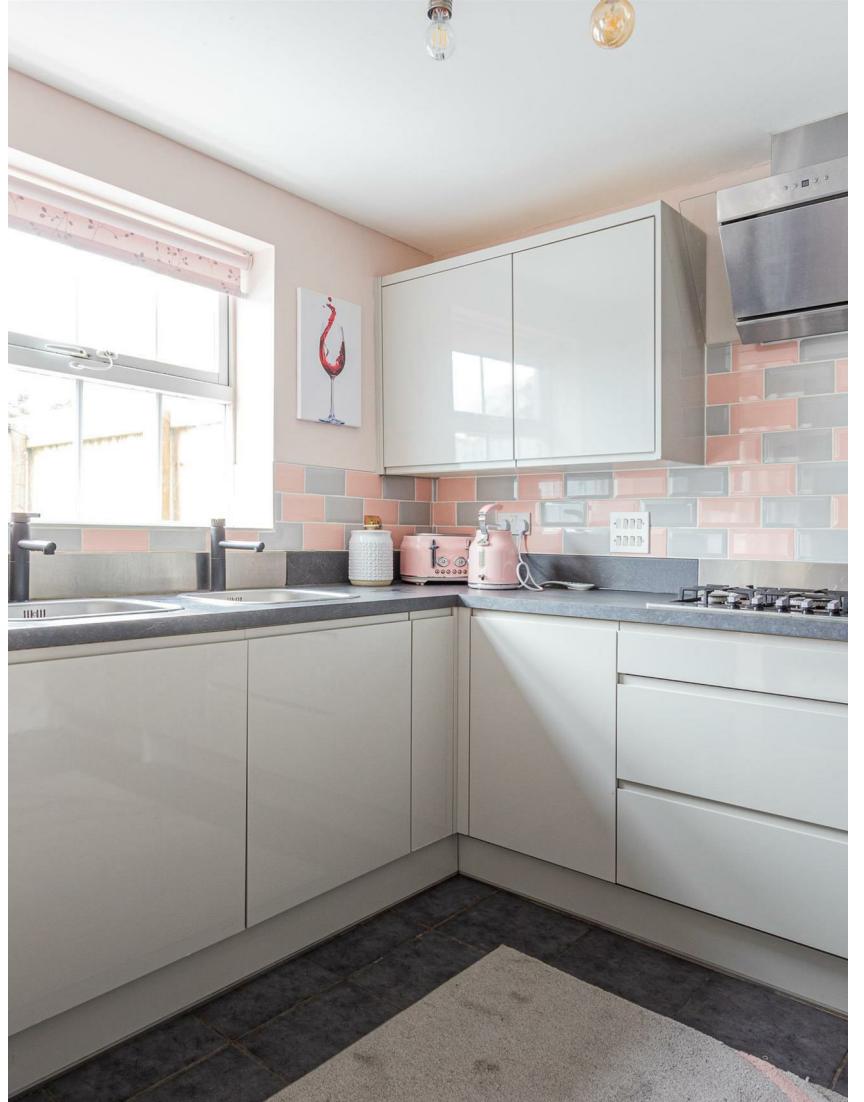
SCHOOL CATCHMENT

My English medium primary catchment area is Lansdowne Primary School (year 2024-25)

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)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)





HEOL TERRELL

CANTON, CF11 8BF - £399,950



4 Bedroom(s)



3 Bathroom(s)



1356.00 sq ft

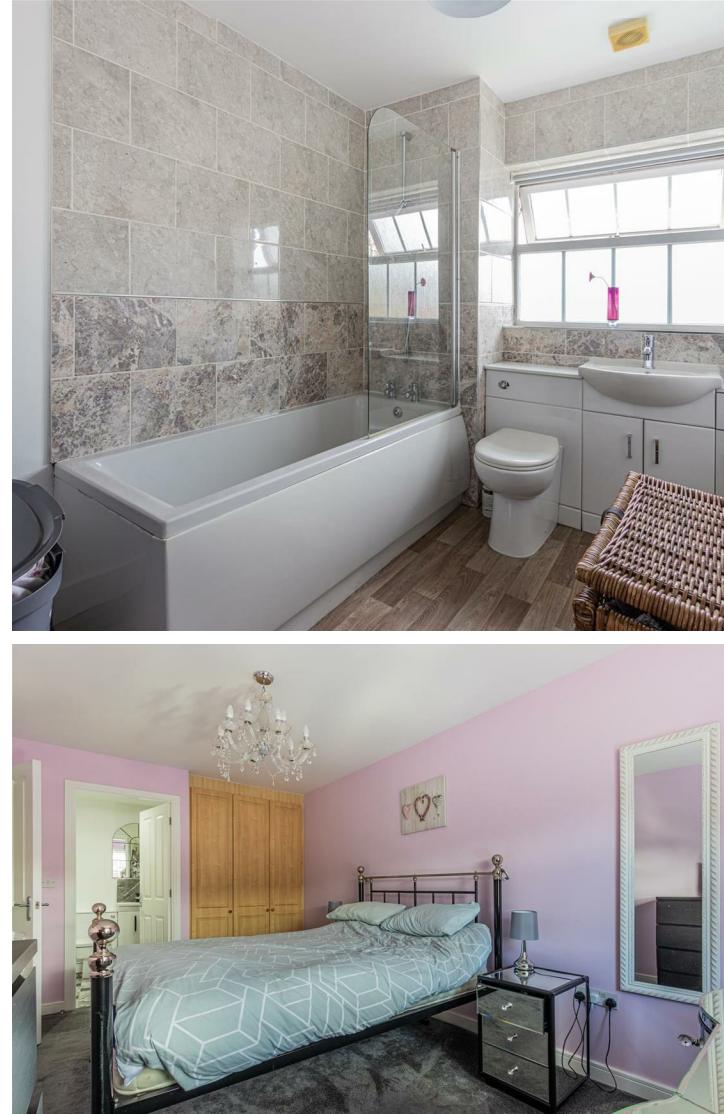
JeffreyRoss are proud to bring to the market this impressive and beautifully presented 4 bedroom town house in the popular Lansdowne Gardens development in Canton. The property is set in approx 1,487 sqft over three floors and comprises entrance hallway, downstairs WC, open plan kitchen diner and utility room with sliding doors onto a low maintenance garden. To the first floor is an impressively sized living room with Juliette balcony to the front and master bedroom with fitted wardrobes and ensuite to the rear. The second floor boast three further bedrooms and family bathroom with bedroom two benefiting an ensuite. To the front is driveway parking for two cars.



PROPERTY SPECIALIST

Mrs Ruby Ledley
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Valuer





Heol Terrell, Canton, Cardiff

Heol Terrell, Canton, CRF

Main Building: Total Interior Area Above Grade 138.20 m²



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		74
(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	