

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

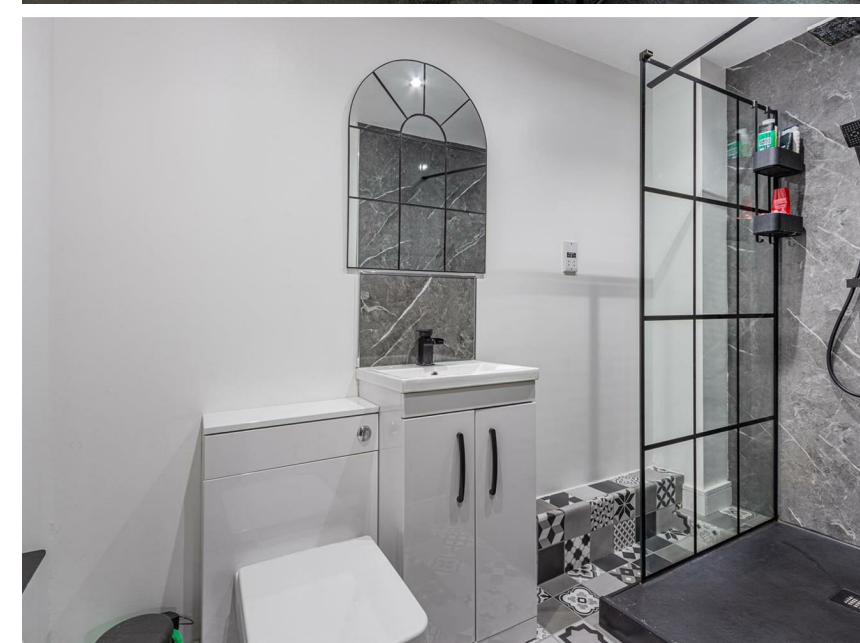
CANTON, CF11 8BF - £399,950

 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
ruby@jeffreygross.co.uk
02920499680
Valuer

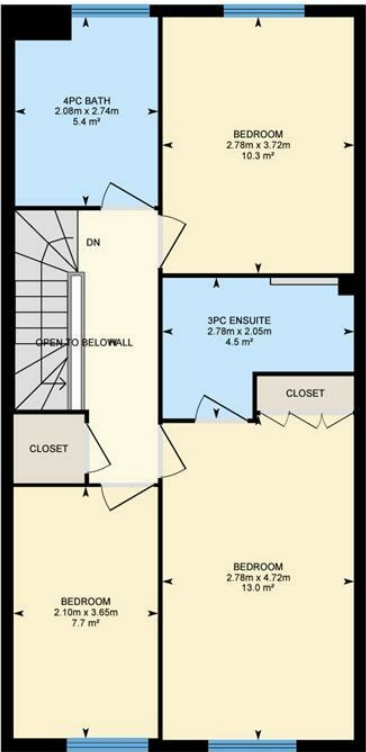
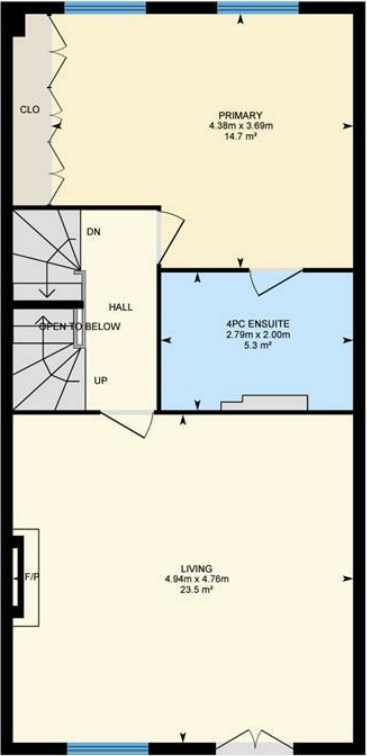
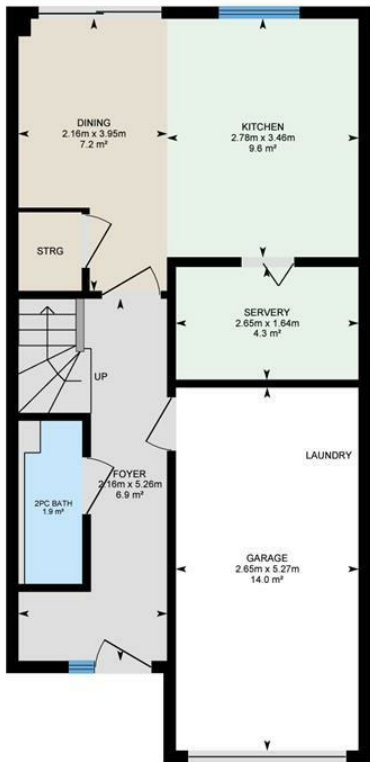




Heol Terrell, Canton, Cardiff

Heol Terrell, Canton, CRF

Main Building: Total Interior Area Above Grade 138.20 m²



PREPARED: 2024/04/06

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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